

VILLAGE OF BARRINGTON

ORDINANCE NO. 00-2852

**AN ORDINANCE
APPROVING THE VILLAGE CENTER TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA, AS MODIFIED**

**ADOPTED BY THE CORPORATE AUTHORITIES OF THE
VILLAGE OF BARRINGTON THIS 28TH DAY OF FEBRUARY, 2000**

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Illinois, this 28th day of February 2000.

Ordinance No. 00-2852

**AN ORDINANCE Approving the Village Center Tax Increment Financing
Redevelopment Project Area, As Modified.**

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Barrington, Cook and Lake Counties, Illinois (the "*Village*"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "*Act*"), for a redevelopment plan and redevelopment project (the "*Plan*" and "*Project*") within the municipal boundaries of the Village and within a redevelopment project area (the "*Area*") described in Section 1 of this ordinance; and

WHEREAS, the President and Board of Trustees of the Village (the "Corporate Authorities") have heretofore by three separate ordinances adopted and approved the Plan and Project, designated the Area and adopted and approved tax increment financing in connection with the designation of the Area; and

WHEREAS, the Plan and Project were the subject, along with the Area designation heretofore made, of a public hearing held on the 14th day of February, 2000; and

WHEREAS, pursuant to the provisions of Section 11-74.4-5 of the Act, as amended, it is desirable, necessary and for the best interests of the citizens of the Village to modify the Area heretofore designated by ordinance, (such Area, as modified by the terms of this ordinance is hereinafter referred to as the "Area, as modified" or by terms of similar import), and;

WHEREAS, pursuant to the provisions of Section 11-74.4-5 of the Act, as amended, the Corporate Authorities desires to modify the designation of the Area as a redevelopment project area under the TIF Act, which modifications do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, all as more fully set forth in the Act; and

WHEREAS, the Corporate Authorities will comply with all of the notice and procedural requirements to accomplish the modification of the Area as said requirements are set forth in Section 11-74.4-5 of the Act.

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, as follows:

Section 1. Area Designated. The Area is described in *Exhibit A*, the Street Location is described in *Exhibit B*, and the map of the Area is described in *Exhibit C*. *Exhibits A, B and C* are all attached hereto and each such Exhibit is incorporated herein as if each was set out in full by this reference. The Area heretofore by ordinance designated a redevelopment project area pursuant to Section 11-74.4-4 of the Act as described in *Exhibit A* is hereby modified and amended as described in *Exhibit A-MOD*; the Street Location as described in *Exhibit B* is hereby modified and amended as described in *Exhibit B-MOD* and the Map of the Area as depicted in *Exhibit C* is hereby modified and amended as depicted in *Exhibit C-MOD*. *Exhibits A-MOD, B-MOD, and C-MOD* are all attached hereto and each such Exhibit is incorporated herein as if each was set out in full by this reference. The corresponding Exhibits which describe the Area, the Street Location and the Map which depicts the Area which are included in the three ordinances heretofore adopted by the Corporate Authorities described as follows:

- (1) An Ordinance approving the Village Center Tax Increment Financing Redevelopment Plan and Project;
- (2) An Ordinance designating the Village Center Tax Increment Financing Redevelopment Project Area; and
- (3) An Ordinance adopting Tax Increment Financing for the Village of Barrington, Cook and Lake Counties, Illinois, in connection with the Designation of the Village Center Tax Increment Financing Redevelopment Project Area

are each respectively amended and replaced by the following:

- (1) Exhibit A-MOD – the Area, as modified;
- (2) Exhibit B-MOD – the Street Location, as modified; and
- (3) Exhibit C-MOD – the Map of the Area, as modified

Section 2. Project and Plan Modified. The Village of Barrington Village Center Tax Increment Financing Redevelopment Project and Plan which is attached to and is made a part of an ordinance approving the Village Center Tax Increment Financing Redevelopment Plan and Project as *Exhibit D* (but a copy of which is not attached hereto), requires modifications resulting from the modifications made in this ordinance to the Area, the Street Location and the Map of the Area. The Project and Plan heretofore adopted and approved as *Exhibit D* in an ordinance approving the Village Center Tax Increment Financing Redevelopment Plan and Project is hereby modified and amended as described in *Exhibit D-MOD* and is replaced by *Exhibit D-MOD* which is attached hereto and is incorporated herein as if such *Exhibit D-MOD* was set out in full by this reference.

Section 3. Invalidity of Any Section. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PASSED THIS 28th DAY OF February, 2000 BY ROLL CALL VOTE AS FOLLOWS:


AYES: Dunn, Darch, Branstrator, Hamelberg

NAYS: NONE

ABSENT: _____

ABSTAIN: _____

Approved this 28th day of Feb, 2000.




Ronald M. Hamelberg
Village President

Recorded in Municipal Records: February 28th, 2000.

Attested and filed this

28th day of Feb, 2000



Village Clerk
[SEAL]

EXHIBIT A

LEGAL DESCRIPTION OF THE VILLAGE CENTER TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

THAT PART OF SECTIONS 35 AND 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS AND THE NORTH HALF OF SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING IN COOK COUNTY, ILLINOIS AT THE POINT OF INTERSECTION OF THE CENTER LINE OF MAIN STREET (LAKE COOK ROAD) AND THE EASTERLY LINE OF THE 100 FOOT RIGHT OF WAY OF THE ELGIN, JOLIET & EASTERN RAILWAY; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF COOK COUNTY, ILLINOIS P.I.N. 01-02-202-033-0000; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF LAGESCHULTE STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 8 IN H.J. LAGESCHULTE SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 3 TO 7, BOTH INCLUSIVE, IN SAID LAGESCHULTE SUBDIVISION TO THE NORTHWEST CORNER OF LOT 17 IN SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 17 TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 17; THENCE EAST ALONG SAID SOUTH LINE 56 FEET; THENCE NORTH 5 FEET; THENCE EAST ALONG THE SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST OF THE NORTH 5 FEET OF SAID LOT 17 TO THE EAST LINE OF DUNDEE AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 1 IN COUNTY CLERK'S RESUBDIVISION OF LOTS 1 TO 8 OF ASSESSOR'S DIVISION IN THE NORTHWEST QUARTER OF SECTION 1 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE WEST LINE OF LOT 5 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE NORTH

ALONG SAID WEST LINE TO A POINT ON SAID WEST LINE 134 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 6 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6 AND SAID SOUTH LINE EXTENDED EAST TO THE EAST LINE OF LOT 9 IN COUNTY CLERK'S RESUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED SOUTH TO THE SOUTH LINE OF STATION STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 18 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG SAID WEST LINE 165 FEET; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 165 FEET OF SAID LOT 18, 66 FEET; THENCE NORTH 7.7 FEET; THENCE EAST 66 FEET; THENCE SOUTH 7.7 FEET TO THE NORTH LINE OF COOK COUNTY P.I.N. 01-01-100-101; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF COOK COUNTY P.I.N. 01-01-100-103; THENCE SOUTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTH TO THE SOUTH LINE OF LAKE STREET; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED ACROSS HOUGH, COOK AND GROVE STREETS TO THE EAST LINE OF GROVE STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHWESTERLY LINE OF RAILROAD STREET (ALSO KNOWN AS PARK AVENUE); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID SOUTHWESTERLY LINE EXTENDED EASTERLY TO THE WEST LINE OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BARRINGTON TOWNSHIP, COOK COUNTY, ILLINOIS (SOMETIMES HEREINAFTER REFERRED TO AS "SECTION 1-42-9"); THENCE NORTH ALONG SAID WEST LINE OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SECTION 1-42-9 TO THE SOUTHEAST LINE OF LOT 19 IN THE VILLAGE OF BARRINGTON IN THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 1-42-9; THENCE NORTHWESTERLY 410 FEET MORE OR LESS ALONG SAID SOUTHERLY LINE OF LOT 19 TO THE EAST LINE OF THE WEST 60

FEET OF SAID LOT 19 IN THE VILLAGE OF BARRINGTON IN THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 1-42-9; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 60 FEET OF SAID LOT 19 TO THE SOUTH LINE OF COOK COUNTY P.I.N. 01-01-201-056; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID (BEING A POINT IN THE SOUTH LINE OF STATION STREET); THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 9 IN LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF LOT 8 OF SAID SUBDIVISION TO THE SOUTH LINE OF SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE EAST LINE OF THE WEST 132.82 FEET OF LOT 4 IN NIGHTINGALE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE SOUTH 22 FEET; THENCE EAST 50 FEET TO THE EAST LINE OF SAID LOT 4 IN NIGHTINGALE'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 24 IN GEORGE A. LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE EASTERLY LINE OF NORTHWEST HIGHWAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND SAID EASTERLY LINE EXTENDED NORTHERLY INTO LAKE COUNTY, ILLINOIS TO THE NORTH LINE OF MAIN STREET (LAKE COOK ROAD); THENCE WEST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-406-050; (SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF THE EAST 66 FEET OF LOT 10 IN COUNTY CLERK'S DIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 36); THENCE NORTH ALONG THE EAST LINE OF SAID P.I.N. 132 FEET TO THE NORTH LINE OF THE SOUTH 132 FEET OF LOT 10 (BEING THE NORTH LINE OF THE LAST MENTIONED P.I.N.); THENCE EAST 66 FEET; THENCE NORTH 66 FEET TO THE NORTH

LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-406-048, (ALSO BEING A POINT WHICH IS THE SOUTHEAST CORNER OF LAKE COUNTY P.I.N. 13-36-406-035); THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF NORTH AVENUE; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE, OF THE SOUTH HALF OF LOT 1 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON IN THE SOUTHWEST QUARTER OF AFORESAID SECTION 36 (ALSO BEING THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-013); THENCE WEST ALONG THE NORTH LINE OF SAID P.I.N. AND THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-011 AND 13-36-323-012 TO THE NORTHWEST CORNER OF SAID 13-36-323-011 (ALSO BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 2 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE SOUTH 16 FEET MORE OR LESS ALONG THE WEST LINE OF SAID 13-36-323-011 TO A NORTH LINE (BEING THE SOUTHERLY MOST NORTHERLY LINE OF LAKE COUNTY P.I.N. 13-36-323-015) OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-015; THENCE WESTERLY AND NORTHERLY ALONG NORTHERLY AND EASTERLY LINES OF LAST MENTIONED P.I.N. TO A LINE 100 FEET NORTH OF THE NORTH LINE OF MAIN STREET; THENCE WEST ALONG SAID LINE TO THE WEST LINE OF SAID LAKE COUNTY P.I.N. 13-36-323-015 (SAID WEST LINE ALSO BEING THE WEST LINE OF THE EAST 15 FEET OF LOT 4 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE SOUTH ALONG THE SAID WEST LINE OF SAID P.I.N. TO THE SOUTHWEST CORNER THEREOF (SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LAKE COUNTY P.I.N. 13-36-323-018); THENCE WEST 51.2 FEET MORE OR LESS ALONG THE SOUTH LINE OF SAID P.I.N. 13-36-323-018 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID P.I.N. 13-36-323-018, 100 FEET MORE OR LESS, (SAID WEST LINE ALSO BEING THE WEST LINE OF SAID LOT 4 IN BLOCK "A") TO THE AFORESAID LINE 100 FEET NORTH OF THE NORTH LINE OF MAIN STREET; THENCE WEST ALONG SAID LINE TO THE EAST LINE OF ELA STREET; THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTH TO THE NORTH

LINE OF CHESTNUT STREET; THENCE WEST ALONG THE SAID NORTH LINE AND SAID NORTH LINE EXTENDED TO THE EAST LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-320-009, AND LAKE COUNTY, ILLINOIS P.I.N. 13-36-320-008 (SAID EAST LINE ALSO BEING THE EAST LINE OF THE WEST 15 FEET OF LOT 4 IN BLOCK "E" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTH TO THE NORTH LINE OF FRANKLIN STREET; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF COOK STREET; SAID EAST LINE ALSO BEING THE WEST LINE OF LOT 6 IN BLOCK "H" IN THE VILLAGE OF BARRINGTON AFORESAID; THENCE NORTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED NORTH TO THE NORTH LINE OF WASHINGTON STREET; THENCE WEST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED WEST TO THE EAST LINE OF HOUGH STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-006 (SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF LOT 2 IN ZIEGLER'S ADDITION IN THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID); THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF LAST MENTIONED P.I.N.; THENCE NORTH ALONG THE SAID EAST LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-006, LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-005, LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-004 AND LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-003 (BEING A LINE 207.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID) TO THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-003 (SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 36); THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF HOUGH STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LAKE COUNTY P.I.N. 13-36-305-001 (SAID SOUTHWEST CORNER BEING A POINT 50 FEET, AS MEASURED ALONG SAID EAST LINE OF HOUGH STREET, SOUTH OF THE

SOUTHEASTERLY LINE OF JAMES STREET); THENCE EAST ALONG THE SOUTH LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEASTERLY LINE OF JAMES STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO A LINE 207.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO THE SOUTHEASTERLY LINE OF 150 FOOT RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY; THENCE EXTENDING SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE CENTER LINE OF HOUGH STREET; THENCE NORTH ALONG SAID CENTER LINE TO THE NORTHWESTERLY LINE, EXTENDED EASTERLY OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-304-001; THENCE SOUTHWESTERLY ALONG SAID EXTENDED LINE, THE NORTHWESTERLY LINE OF LAST MENTIONED P.I.N. AND THE NORTHWESTERLY LINE OF LAKE COUNTY, ILLINOIS, P.I.N.S 13-36-304-002 AND 13-36-304-027 TO THE MOST WESTERLY CORNER OF SAID P.I.N. 13-36-304-027; THENCE EAST 43.35 FEET ALONG THE SOUTH LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEASTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED ACROSS THE CHICAGO AND NORTHWESTERN RAILWAY (ALSO KNOWN AS UNION PACIFIC RAILROAD COMPANY) TO THE SOUTHWESTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHWESTERLY CORNER OF LOT 5 IN GARFIELD CENTER RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE CONTINUING ON SAID COURSE 40 FEET MORE OR LESS TO THE NORTH LINE OF APPLEBEE'S SUBDIVISION; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF HAGER'S SUBDIVISION NO. 2 OF LOT 3 OF COUNTY CLERK'S DIVISION IN AFORESAID SECTION 35 (SAID NORTHWESTERLY LINE ALSO BEING THE SOUTHEASTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY) TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN LOTS 4, 5, 6A, 6B, 7, 8 AND 9 IN GARFIELD CENTER RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN LAKE AND COOK COUNTIES, ILLINOIS.

EXHIBIT B

STREET LOCATION

The Project Area contains approximately 99.7 acres and includes the majority of the Village Center as encompassed by the Village Center Master Plan. The Project Area includes 23 full and partial blocks in the area generally bounded by the east line of the EJ&E Railroad on the west; Station Street, Lake Street and Main Street frontage on the south; Northwest Highway, Cook Street and North Avenue on the east; and Main Street, Franklin Street, Washington Street, Liberty Street and the EJ&E Railroad on the north (see Exhibit C - Project Area Boundary Map).

EXHIBIT C

PROJECT AREA BOUNDARY MAP

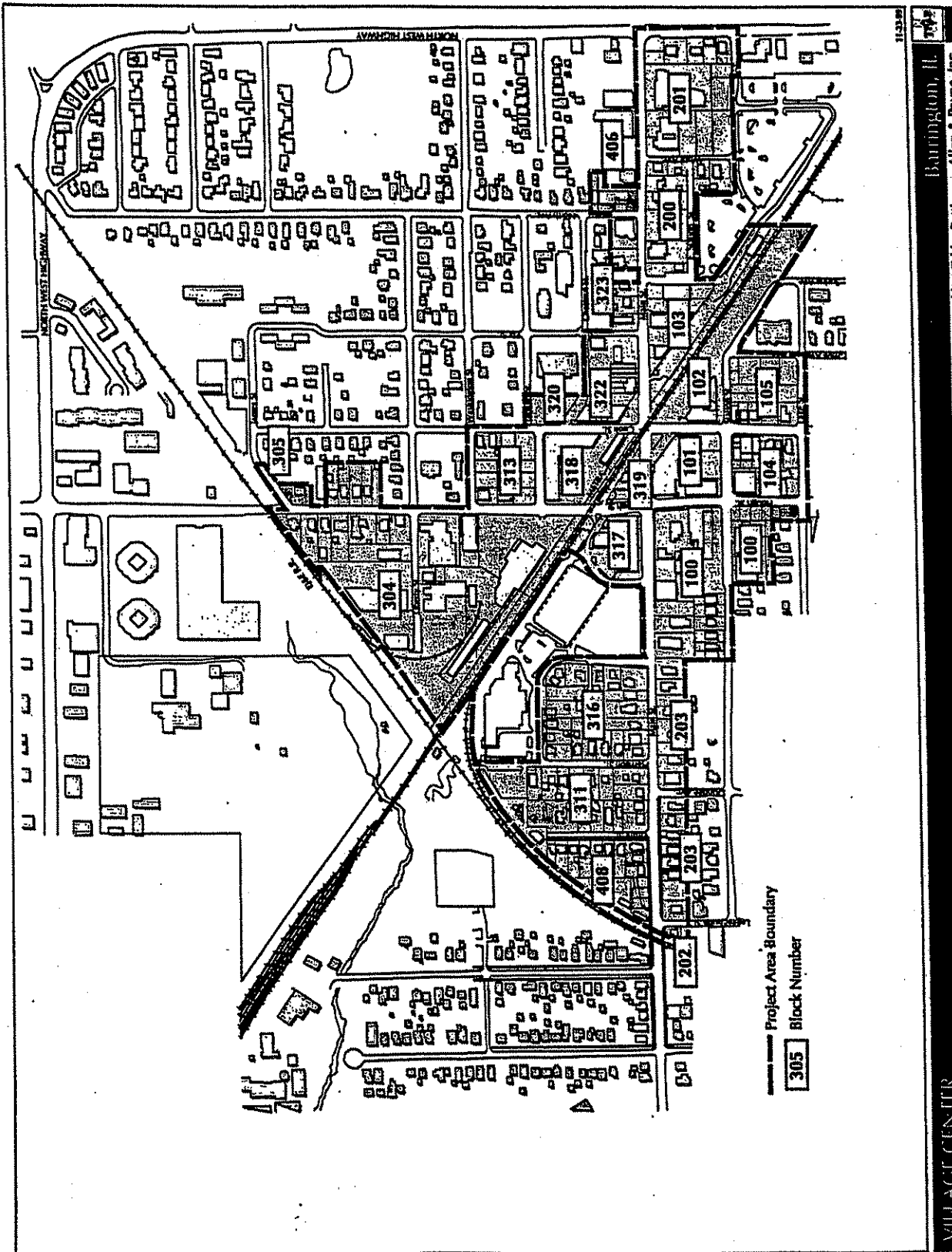


EXHIBIT A-MOD

LEGAL DESCRIPTION OF THE VILLAGE CENTER TAX INCREMENT FINANCING

REDEVELOPMENT PROJECT AREA

Modified February 25, 2000

THAT PART OF SECTIONS 35 AND 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS AND THE NORTH HALF OF SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING IN COOK COUNTY, ILLINOIS AT THE POINT OF INTERSECTION OF THE CENTER LINE OF MAIN STREET (LAKE COOK ROAD) AND THE EASTERLY LINE OF THE 100 FOOT RIGHT OF WAY OF THE ELGIN, JOLIET & EASTERN RAILWAY; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF COOK COUNTY, ILLINOIS P.I.N. 01-02-202-033-0000; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF LAGESCHULTE STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 8 IN H.J. LAGESCHULTE SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 7 TO 3, ALL INCLUSIVE, IN SAID LAGESCHULTE SUBDIVISION TO THE NORTHWEST CORNER OF LOT 17 IN SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 17 TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 17; THENCE EAST ALONG SAID SOUTH LINE 56 FEET; THENCE NORTH 142 FEET TO THE NORTH LINE OF LOT 2, IN SAID LAGESCHULTE SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOTS 2 AND 1 TO THE WEST LINE OF DUNDEE AVENUE; THENCE SOUTH 137 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID LAGESCHULTE SUBDIVISION; THENCE EAST TO THE EAST LINE OF DUNDEE AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 1 IN COUNTY CLERK'S RESUBDIVISION OF LOTS 1 TO 8 OF ASSESSOR'S DIVISION IN THE NORTHWEST QUARTER OF SECTION 1 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE WEST

LINE OF LOT 5 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE NORTH ALONG SAID WEST LINE TO A POINT ON SAID WEST LINE 134 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 6 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6 AND SAID SOUTH LINE EXTENDED EAST TO THE EAST LINE OF LOT 9 IN COUNTY CLERK'S RESUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE 6 FEET TO THE SOUTHWEST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-008; THENCE EAST ALONG SOUTH LINE OF SAID P.I.N. 01-01-100-008 AND SAID SOUTH LINE EXTENDED EAST TO THE NORTHEAST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-072 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-009); THENCE SOUTH 38 FEET TO THE NORTHEAST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-092 (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-010); THENCE EAST 58.25 FEET TO THE NORTHEAST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-092; THENCE SOUTH ALONG THE EAST LINE AND THE SAID EAST LINE EXTENDED SOUTH OF SAID COOK COUNTY, ILLINOIS P.I.N. 01-01-100-092 TO THE SOUTH LINE OF STATION STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 18 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG SAID WEST LINE 165 FEET; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 165 FEET OF SAID LOT 18, 66 FEET; THENCE NORTH 7.7 FEET; THENCE EAST 66 FEET; THENCE SOUTH 7.7 FEET TO THE NORTH LINE OF COOK COUNTY P.I.N. 01-01-100-101; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF COOK COUNTY P.I.N. 01-01-100-103; THENCE SOUTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTH TO THE SOUTH LINE OF LAKE STREET; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED ACROSS HOUGH, COOK AND GROVE STREETS TO THE EAST LINE OF GROVE STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHWESTERLY LINE OF RAILROAD STREET (ALSO KNOWN AS PARK AVENUE); THENCE

SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID SOUTHWESTERLY LINE EXTENDED EASTERLY TO THE WEST LINE OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BARRINGTON TOWNSHIP, COOK COUNTY, ILLINOIS (SOMETIMES HEREINAFTER REFERRED TO AS "SECTION 1-42-9"); THENCE NORTH ALONG SAID WEST LINE OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SECTION 1-42-9 TO THE SOUTHEAST LINE OF LOT 19 IN THE VILLAGE OF BARRINGTON IN THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 1-42-9; THENCE NORTHWESTERLY 410 FEET MORE OR LESS ALONG SAID SOUTHERLY LINE OF LOT 19 TO THE EAST LINE OF THE WEST 60 FEET OF SAID LOT 19 IN THE VILLAGE OF BARRINGTON IN THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 1-42-9; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 60 FEET OF SAID LOT 19 TO THE SOUTH LINE OF COOK COUNTY P.I.N. 01-01-201-056; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID (BEING A POINT IN THE SOUTH LINE OF STATION STREET); THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 9 IN LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF LOT 8 OF SAID SUBDIVISION TO THE SOUTH LINE OF SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE EAST LINE OF THE WEST 132.82 FEET OF LOT 4 IN NIGHTINGALE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE SOUTH 22 FEET; THENCE EAST 50 FEET TO THE EAST LINE OF SAID LOT 4 IN NIGHTINGALE'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 24 IN GEORGE A. LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE EASTERLY LINE OF NORTHWEST HIGHWAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND SAID

EASTERLY LINE EXTENDED NORTHERLY INTO LAKE COUNTY, ILLINOIS TO THE NORTH LINE OF MAIN STREET (LAKE COOK ROAD); THENCE WEST ALONG SAID NORTH LINE OF MAIN STREET (LAKE COOK ROAD) TO THE EAST RIGHT OF WAY LINE OF NORTH STREET (AVENUE); THENCE NORTH ON SAID EAST RIGHT OF WAY LINE 230 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-406-048; THENCE WEST ALONG THE NORTH LINE OF SAID LAKE COUNTY, ILLINOIS P.I.N. 13-36-406-048 EXTENDED WEST TO THE WEST LINE OF NORTH STREET (AVENUE); THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE, OF THE SOUTH HALF OF LOT 1 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON IN THE SOUTHWEST QUARTER OF AFORESAID SECTION 36 (ALSO BEING THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-013); THENCE WEST ALONG THE NORTH LINE OF SAID P.I.N. AND THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-011 AND 13-36-323-012 TO THE NORTHWEST CORNER OF SAID 13-36-323-011 (ALSO BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 2 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE SOUTH 16 FEET MORE OR LESS ALONG THE WEST LINE OF SAID 13-36-323-011 TO A NORTH LINE (BEING THE SOUTHERLY MOST NORTHERLY LINE OF LAKE COUNTY P.I.N. 13-36-323-015) OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-015; THENCE WESTERLY AND NORTHERLY ALONG NORTHERLY AND EASTERLY LINES OF LAST MENTIONED P.I.N. TO A LINE 100 FEET NORTH OF THE NORTH LINE OF MAIN STREET; THENCE WEST ALONG SAID LINE TO THE WEST LINE OF SAID LAKE COUNTY P.I.N. 13-36-323-015 (SAID WEST LINE ALSO BEING THE WEST LINE OF THE EAST 15 FEET OF LOT 4 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE SOUTH ALONG THE SAID WEST LINE OF SAID P.I.N. TO THE SOUTHWEST CORNER THEREOF (SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LAKE COUNTY P.I.N. 13-36-323-018); THENCE WEST 51.2 FEET MORE OR LESS ALONG THE SOUTH LINE OF SAID P.I.N. 13-36-323-018 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID P.I.N. 13-36-323-018, 100 FEET MORE OR LESS, (SAID WEST LINE ALSO BEING THE WEST LINE OF

SAID LOT 4 IN BLOCK "A") TO THE AFORESAID LINE 100 FEET NORTH OF THE NORTH LINE OF MAIN STREET; THENCE WEST ALONG SAID LINE TO THE EAST LINE OF ELA STREET; THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTH TO THE NORTH LINE OF CHESTNUT STREET; THENCE WEST ALONG THE SAID NORTH LINE AND SAID NORTH LINE EXTENDED TO THE EAST LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-320-009, AND LAKE COUNTY, ILLINOIS P.I.N. 13-36-320-008 (SAID EAST LINE ALSO BEING THE EAST LINE OF THE WEST 15 FEET OF LOT 4 IN BLOCK "E" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTH TO THE NORTH LINE OF FRANKLIN STREET; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF COOK STREET; SAID EAST LINE ALSO BEING THE WEST LINE OF LOT 6 IN BLOCK "H" IN THE VILLAGE OF BARRINGTON AFORESAID; THENCE NORTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED NORTH TO THE NORTH LINE OF WASHINGTON STREET; THENCE WEST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED WEST TO THE EAST LINE OF HOUGH STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-006 (SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF LOT 2 IN ZIEGLER'S ADDITION IN THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID); THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF LAST MENTIONED P.I.N.; THENCE NORTH ALONG THE SAID EAST LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-006, LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-005, LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-004 AND LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-003 (BEING A LINE 207.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID) TO THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-003 (SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 36); THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF HOUGH STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LAKE

COUNTY P.I.N. 13-36-305-001 (SAID SOUTHWEST CORNER BEING A POINT 50 FEET, AS MEASURED ALONG SAID EAST LINE OF HOUGH STREET, SOUTH OF THE SOUTHEASTERLY LINE OF JAMES STREET); THENCE EAST ALONG THE SOUTH LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEASTERLY LINE OF JAMES STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO A LINE 207.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO THE SOUTHEASTERLY LINE OF 150 FOOT RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY; THENCE EXTENDING SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE CENTER LINE OF HOUGH STREET; THENCE NORTH ALONG SAID CENTER LINE TO THE NORTHWESTERLY LINE, EXTENDED EASTERLY OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-304-001; THENCE SOUTHWESTERLY ALONG SAID EXTENDED LINE, THE NORTHWESTERLY LINE OF LAST MENTIONED P.I.N. AND THE NORTHWESTERLY LINE OF LAKE COUNTY, ILLINOIS, P.I.N.S 13-36-304-002 AND 13-36-304-027 TO THE MOST WESTERLY CORNER OF SAID P.I.N. 13-36-304-027; THENCE EAST 43.35 FEET ALONG THE SOUTH LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEASTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED ACROSS THE CHICAGO AND NORTHWESTERN RAILWAY (ALSO KNOWN AS UNION PACIFIC RAILROAD COMPANY) TO THE SOUTHWESTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHWESTERLY CORNER OF LOT 5 IN GARFIELD CENTER RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE CONTINUING ON SAID COURSE 40 FEET MORE OR LESS TO THE NORTH LINE OF APPLEBEE'S SUBDIVISION; THENCE WESTERLY AND

SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF HAGER'S SUBDIVISION NO. 2 OF LOT 3 OF COUNTY CLERK'S DIVISION IN AFORESAID SECTION 35 (SAID NORTHWESTERLY LINE ALSO BEING THE SOUTHEASTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY) TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN LOTS 4, 5, 6A, 6B, 7, 8 AND 9 IN GARFIELD CENTER RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN LAKE AND COOK COUNTIES, ILLINOIS.

EXHIBIT B-MOD

STREET LOCATION, AS MODIFIED

The Project Area contains approximately 98 acres and includes the majority of the Village Center as encompassed by the Village Center Master Plan. The Project Area includes 22 full and partial blocks in the area generally bounded by the east line of the EJ&E Railroad on the west; Station Street, Lake Street and Main Street frontage on the south; Northwest Highway, Cook Street and North Avenue on the east; and Main Street, Franklin Street, Washington Street, Liberty Street and the EJ&E Railroad on the north (see Exhibit C-MOD - Project Area Boundary Map).

EXHIBIT C-MOD

PROJECT AREA BOUNDARY MAP, AS MODIFIED

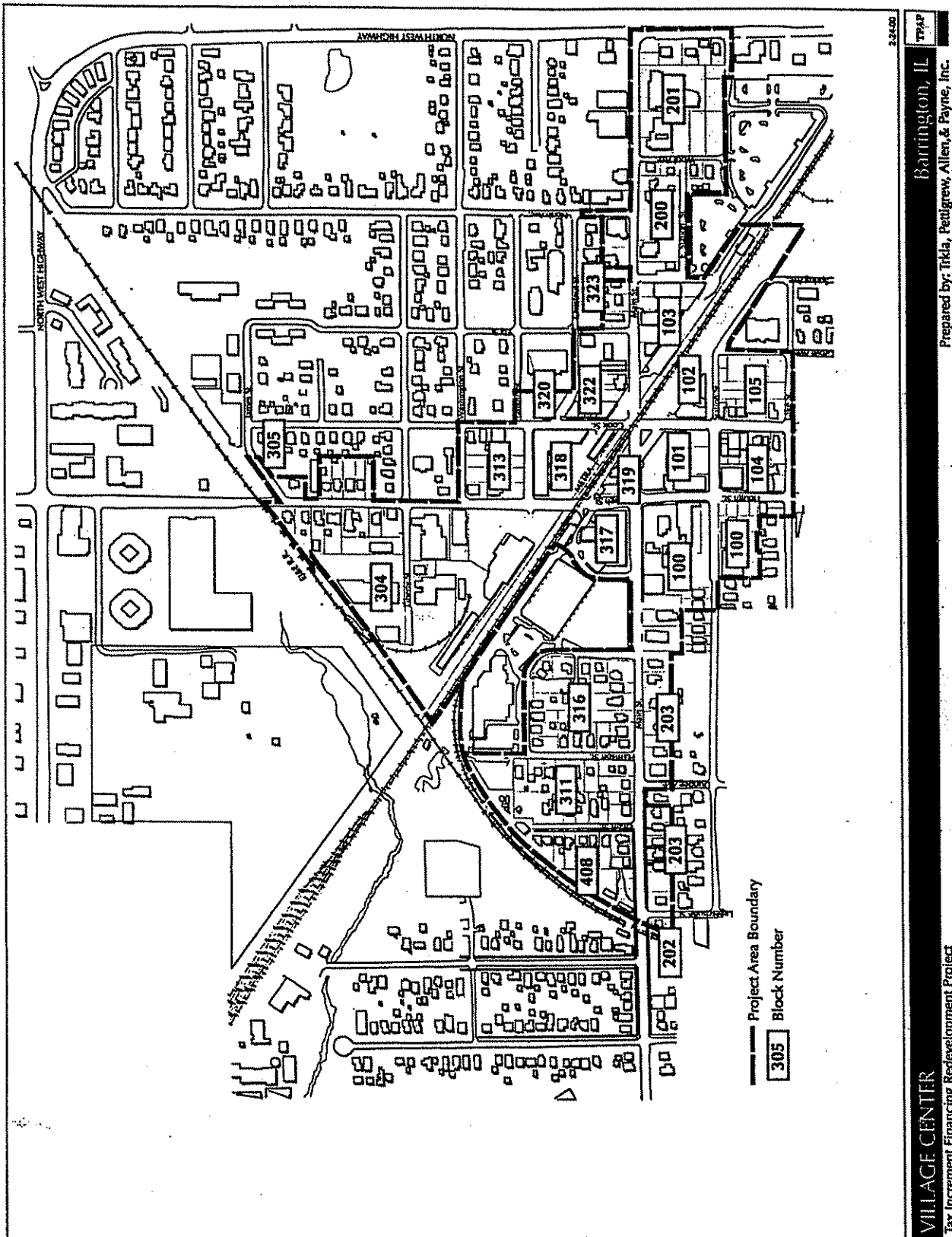


EXHIBIT D-MOD

**VILLAGE OF BARRINGTON
VILLAGE CENTER TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN
Modified February 25, 2000**

**VILLAGE OF BARRINGTON
VILLAGE CENTER
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

Village of Barrington, Illinois

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.
December 3, 1999
Modified February 25, 2000

**VILLAGE OF BARRINGTON
VILLAGE CENTER
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

Village of Barrington, Illinois

This Redevelopment Plan is subject to review
and comment and may be revised
after comment and hearing.

December 3, 1999
Modified February 25, 2000

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LEGAL DESCRIPTION

EXHIBIT II

VILLAGE OF BARRINGTON VILLAGE CENTER PROJECT AREA TAX INCREMENT
FINANCING ELIGIBILITY STUDY

I. INTRODUCTION

This document presents the Tax Increment Financing Redevelopment Project and Plan (the "Redevelopment Plan") for the Village of Barrington's downtown area, subsequently referred to in this document as the Village of Barrington Village Center Tax Increment Financing Redevelopment Project Area ("the Project Area").

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and stimulate private investment in the Project Area, the Village of Barrington (the "Village") engaged Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") to investigate whether an approximately 98.0 acre area qualifies as a "conservation area," a "blighted area," or a combination thereof, under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11/74.4-1 et seq.) (the "Act"). The Project Area is bounded by the east line of the EJ&E Railroad on the west; Station Street, Lake Street and Main Street frontage on the south; Northwest Highway, Cook Street and North Avenue on the east; and Main Street, Franklin Street, Washington Street, Liberty Street and the EJ&E Railroad on the north (See Figure 1. Project Area Boundary Map).

The Village of Barrington

The Village of Barrington is located in Lake and Cook Counties approximately 35 miles northwest of Downtown Chicago. It was incorporated as a Village in 1865 and has an estimated current population of 10,554 (1998 *estimate**). Among many others, an important asset to the Village is its central business district or "Village Center," a quaint, centrally located downtown which has a mix of uses, activities and architecture. Its diversity, scale and character are similar to a traditional town center in a small Midwest or New England town.

The Village's central business district faces a number of challenges and concerns in the years ahead. The Village Center is showing signs of decline, and suffers from difficult access, deteriorating physical conditions, an unattractive and poorly maintained streetscape, underdeveloped sites, suboptimal land uses and increasing competition from existing and proposed shopping centers located within 5 miles of the Village Center. These changing conditions and needs of the community must be addressed to ensure the long-term viability of the central business district and a healthy and viable community well into the future.

In anticipation of the changing needs and opportunities for growth and development, the Village recognizes the need to plan for such needs and changes on a coordinated and comprehensive basis. Recent planning efforts which address this concern include the *1997 Strategic Plan for the Village of Barrington* and the recently adopted *Village Center Master Plan*. These plans set forth recommendations for development and redevelopment of the Project Area and form the basis for many of the recommendations presented in this Redevelopment Plan.

*CACI Demographics

The Village of Barrington Village Center Tax Increment Redevelopment Project Area

One of the critical issues identified in the 1999 Village Center Master Plan is the future vitality and development of the Village Center. Of all the areas in the Village, the central business district has suffered most from a lack of private investment and improvement. The area is characterized by age, obsolescence, structures below minimum code standards, deleterious land use or layout, vacant and deteriorated buildings, and vacant and underdeveloped sites. The deteriorated physical conditions in the area suggest that conditions have not improved over the past several years and the underutilization of key sites indicates a lack of private investment in the area.

Improvement of the Village Center and surrounding areas will be a complex undertaking, requiring a well-organized development and revitalization strategy to bring about interest and investment on a coordinated basis. Realization of the Village Center redevelopment will require commitment by the Village, property owners, residents and developers, as well as a reliable, long-term financial commitment. Only a long-term commitment by the community will deliver effective and enduring results.

Recognizing the need to find and secure long-term financing for the revitalization of the Village Center and surrounding areas the Village engaged TPAP to investigate whether the Project Area qualifies under the Act for designation as a Tax Increment Financing ("TIF") District. Such designation could secure funding for the next 23 years for public and private improvements within the Project Area providing the desired long-term financing and commitment needed to preserve the sustainability of the Village Center and to encourage additional public and private investment within the Village Center.

A. TAX INCREMENT FINANCING

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act* (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance "Project Costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" is/are derived from the increase in the current equalized assessed valuation ("EAV") of real property within the Project Area over and above the "Certified Initial EAV" of the real property. Any increase in EAV is then multiplied by the current tax rate which results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance Project Costs, a municipality may issue obligations secured by estimated Incremental Property Taxes generated within the Project Area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the

redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge, including sales taxes.

Tax increment financing does not generate tax revenues by increasing tax rates, but rather through the temporary capture of new tax revenues generated by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the Project Area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and expected redevelopment project expenditures necessary to implement the Redevelopment Plan. Taxing districts also benefit from the increased property tax base after Project Costs and obligations are paid.

B. THE VILLAGE OF BARRINGTON VILLAGE CENTER TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

At the request of the Village, TPAP surveyed the area identified by the Village and referred to as the Project Area to document any blighting or conservation factors that may exist within the Project Area. TPAP documented these factors in a study entitled "The Village of Barrington Village Center Tax Increment Financing Redevelopment Area Eligibility Study" (the "Eligibility Study"). The Project Area and its existing conditions are briefly described below. For greater detail on the conservation and blighting factors, please refer to Section II, *Basis for Redevelopment* of the Eligibility Study.

The Project Area contains approximately 98.0 acres and includes the majority of the Village Center as encompassed by the Village Center Master Plan. The Project Area includes 22 full and partial blocks in the area generally bounded by the east line of the EJ&E Railroad on the west; Station Street, Lake Street and Main Street frontage on the south; Northwest Highway, Cook Street and North Avenue on the east; and Main Street, Franklin Street, Washington Street, Liberty Street and the EJ&E Railroad on the north (see Figure 1. Project Area Boundary Map).

Much of the Project Area suffers from an overall lack of planning, as evidenced by parcels of inappropriate size and shape for contemporary development, poor access, and the existence of incompatible land-uses. The Project Area is characterized by obsolete buildings and platting, deterioration of structures and related parking facilities, structures below minimum code standards, excessive vacancies, deleterious land use and overall depreciation of physical maintenance.

C. THE VILLAGE OF BARRINGTON VILLAGE CENTER TAX INCREMENT REDEVELOPMENT PROJECT AND PLAN

As evidenced in Section VI, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

This Redevelopment Plan has been prepared in accordance with the provisions of the Act. The Redevelopment Plan is intended to guide improvements and activities within the Project Area in order to stimulate private investment. The goal of the Village, through the implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned basis in order to ensure that private investment in rehabilitation and new development occurs:

1. On a coordinated rather than piecemeal basis to ensure that the land use, access and circulation, parking, public services and urban design systems are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that conservation area factors and the presence of blight are prevented or eliminated;
3. Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the Village.

Redevelopment of the Project Area will constitute a large and complex endeavor, and presents challenges and opportunities commensurate with its scale. The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and the agencies of local government. Adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area will become a stable environment that will again attract private investment. Public investment will set the stage for area-wide redevelopment by the private sector. Throughout this Redevelopment Plan, the Village will serve as the central force for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

The Redevelopment Plan sets forth the overall Redevelopment Program to be undertaken to accomplish the above-stated goals. During the Redevelopment Program implementation, the Village may, from time to time, (i) undertake or cause to be undertaken public improvements and activities and (ii) enter into redevelopment agreements with private entities ("Redevelopment Agreements") to construct private improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

This Redevelopment Plan specifically describes the Project Area and sets forth the conservation, improved blighting, and vacant blighting factors which qualify the Project Area for designation as a conservation area, improved blighted area, and a vacant blighted area as defined in the Act. Section II of the Redevelopment Plan contains the legal description and map depicting the boundaries of the Project Area.

Successful implementation of the Redevelopment Plan requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. Incremental Property Taxes will be exclusively utilized to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating

the conservation and blighting area factors which have precluded development of the Project Area by the private sector.

The use of Incremental Taxes by the Village will permit the Village to direct and coordinate public improvements and activities to stimulate private investments on a comprehensive basis. These improvements, activities and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits include:

- A strengthened non-residential tax base for affected taxing agencies;
- An improved property tax liability balance between residential and non-residential properties;
- Elimination of problem conditions in the Project Area as well as general physical improvement and upgrading of properties; and
- A revitalized Village Center which serves more effectively as the community's central place for business, community gatherings and the exchange of ideas and news.

II. LEGAL DESCRIPTION

The boundaries of the Project Area have been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Program to be undertaken by the Village as part of this Redevelopment Plan. The boundary is shown in Figure 1, *Boundary Map*, and is legally described in Exhibit I which is located at the end of this document.

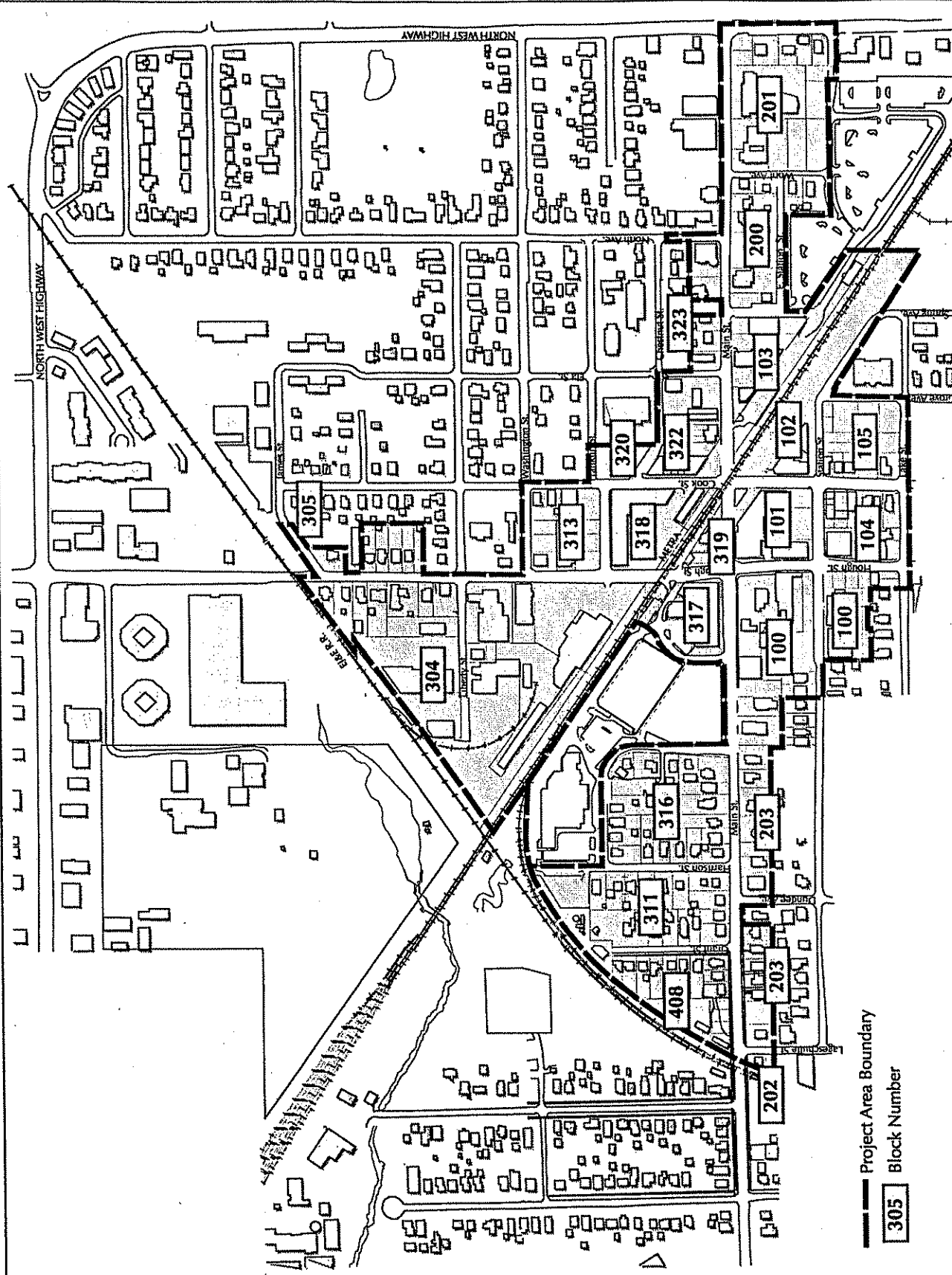


Figure 1
PROJECT AREA BOUNDARY

III. PROJECT AREA ELIGIBILITY CONDITIONS

The Project Area conditions documented in this section are based on surveys and analyses conducted for the Village by TPAP. As set forth in the Act, the Project Area qualifies as a "conservation area."

Conservation Area

To meet the requirements under the Act for designation as a "conservation area," the area must meet the prerequisite that 50 percent or more of the structures in the area must be 35 years of age or more. In addition, a minimum of 3 factors from a total of 14 additional factors must be present in the area.

The Project Area is eligible as a conservation area within the requirements of the Act. Specifically:

- Of the 168 buildings in the Project Area, 153 (91.1 percent) are 35 years of age or older. The Project Area meets the conservation area prerequisite that 50 percent or more of the structures in the area must be 35 years of age or older.
- Of the 14 factors set forth in the Act for conservation areas, 9 are present in the Project Area.
- The factors present are reasonably distributed throughout the entire Project Area.
- All blocks within the Project Area show the presence of conservation area factors.
- The Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project activities and improvements.

A detailed report concerning the definition, application and extent of the conservation area factors and vacant land factors in the Project Area is contained in a report prepared by TPAP entitled *Village of Barrington Village Center Tax Increment Financing Eligibility Study*. This eligibility study is attached as Exhibit II to this Redevelopment Plan.

Surveys and Analyses Conducted

The conditions summarized above are based upon surveys and analyses conducted by TPAP. The surveys and analyses conducted include:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;

4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Comparison of surveyed buildings to property maintenance and other codes of the Village;
6. Analysis of original and current platting, air photos and building size and layout;
7. Analysis of vacant sites; and
8. Review of previously prepared plans, studies and data.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Properly guided investment in new public and private improvements and facilities is essential for the successful revitalization of the Project Area and the elimination of conservation area and blighted area factors. Redevelopment of the Project Area will benefit the overall Village through improvements in the physical environment, an increased tax base, and additional employment opportunities.

The Act encourages public and private sectors to work together to address and solve the problems associated with a lack of growth and development. Cooperation between the Village and the private sector to redevelop all or portions of the Project Area will receive significant support from the financing methods made available by the Act.

This section of the Redevelopment Plan identifies the general goals and objectives to be adopted by the Village for redevelopment of the Project Area. Section V of this Redevelopment Plan identifies more specific redevelopment objectives and activities the Village plans to undertake to achieve the redevelopment goals and objectives presented in this section.

A. GENERAL GOALS

Listed below are the general goals of this Redevelopment Plan. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan.

1. To maintain the Village's small town traditional character, while accommodating modern shopping and business needs.
2. To improve the quality of life in the Project Area and the Village by eliminating the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area and to maintain the Village Center as a viable, attractive and convenient shopping/cultural hub that continues to attract shoppers and visitors from throughout the Barrington area.
3. To create an environment within the Project Area which will contribute more positively to the health, safety and general welfare of the Village, and preserve and/or enhance the value of properties adjacent to the Project Area.
4. To strengthen the economic base of the Village and the larger community area by revitalizing the Project Area as an active town center with a range of retail, service, office, cultural, residential and public uses.
5. To increase the real estate and sales tax base for the Village and other taxing districts having jurisdiction over the Project Area.
6. To encourage sound economic development in the Project Area, thereby creating employment opportunities commensurate with the capacity of the area.

7. To improve the visual image of the Project Area through streetscape and building improvements.

B. REDEVELOPMENT OBJECTIVES

Listed below are objectives of this Redevelopment Plan which guide planning decisions to achieve the goals and objectives contained in this Redevelopment Plan.

1. Reduce or eliminate those conditions which qualify the Project Area as a combination conservation area and a vacant blighted area. Section III, *Project Area Eligibility Conditions*, describes these conditions.
2. Encourage high-quality improvements to the appearance of buildings, parking areas, signage, rights-of-way, and open spaces by following high standards of design, that reflect the small town, traditional character of the community.
3. Strengthen the economic well-being of the Project Area and the Village by increasing business activity, taxable property values, increase sales taxes collected and provide for job opportunities.
4. Where feasible, encourage historic preservation and adaptive re-use of desirable existing buildings.
5. Improve vehicular and pedestrian access, circulation and safety throughout the Project Area.
6. Provide adequate and conveniently located public parking facilities in the Project Area.
7. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Redevelopment Plan, the Village Center Master Plan and contemporary development needs and standards.
8. Stimulate private investment in appropriate new construction and rehabilitation projects.
9. Achieve development which is integrated both functionally and aesthetically, and which contains a complementary mix of uses within the Project Area.
10. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
11. Provide needed incentives to encourage a broad range of private and public improvements.

V. REDEVELOPMENT PROGRAM

This section presents the Redevelopment Program to be undertaken by the Village and by private entities on behalf of the Village as part of the Redevelopment Plan. Several previous plans, including the *1997 Strategic Plan for the Village of Barrington* and the *1999 Village Center Master Plan* have been reviewed and form the basis for many of the recommendations presented in this Redevelopment Plan.

The Redevelopment Program contained in this Redevelopment Plan and pursuant to the Act includes: a) a land use plan; b) improvement and development recommendations; c) development and design objectives; d) a description of redevelopment improvements and activities; e) estimated redevelopment project costs; f) a description of sources of funds to pay estimated project costs; g) a description of obligations that may be issued; and h) identification of the most recent EAV and estimate of future EAV for properties in the Project Area.

A. LAND USE PLAN

Figure 2, *Land-Use Plan*, identifies the land-uses to be in effect upon adoption of this Redevelopment Plan. The Land Use Plan generally conforms to the land-use development policies and standards for the Village as set forth in the comprehensive plan for the development of the Village as a whole, the *1999 Village Center Master Plan*, and the Village's zoning ordinance.

The Land Use Plan provides for a mix of uses within the Project Area, identifying sites to provide for a diverse range of retail, entertainment, cultural center, service, office, residential, and public uses which cater to the needs of local residents, employees and visitors. In general, the Land Use Plan is focused on maintaining and enhancing sound and viable existing businesses and on promoting high-quality and compatible new retail, service, residential and office development and public facilities at selected locations. The Land Use Plan highlights numerous opportunities for improvement, enhancement and new development within the Project Area.

The Land Use Plan establishes a strategy to create a viable and attractive Village Center environment. Redevelopment improvements will be undertaken to improve the physical character of the Village Center and create an active town center with a mix of retail, service, office, residential and public uses. Improvements will include attractive streetscape treatments, signage, pedestrian amenities and open spaces.

The Land Use Plan identifies the general land uses to be in effect upon adoption of this Redevelopment Plan. The primary land use categories within the Project Area are commercial (retail/office) and mixed-use (retail/office/residential).

1. Commercial (Retail/Office):

This land use focuses on U.S. Route 14. Appropriate uses for this land use are convenience goods and services as well as highway-oriented uses.

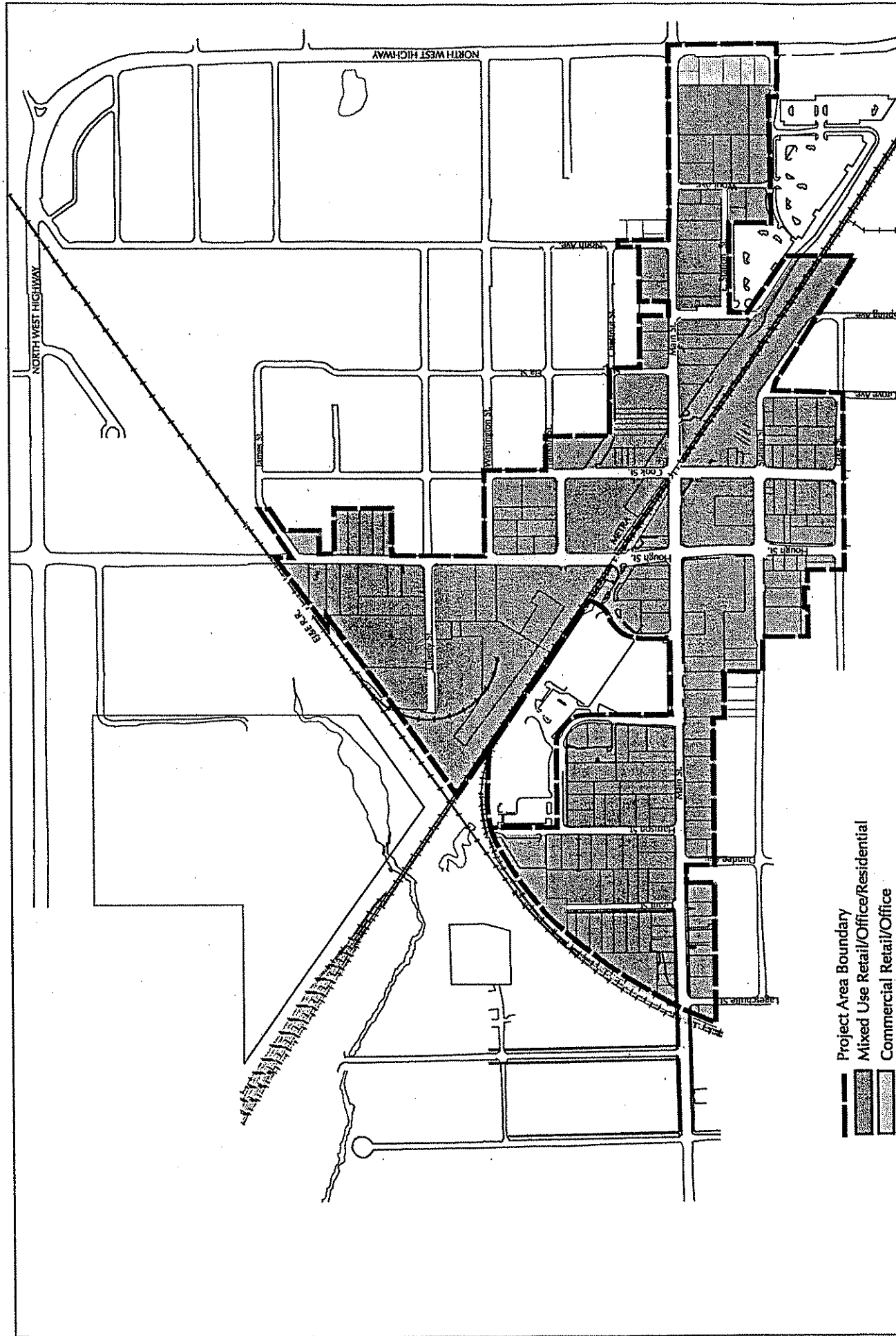


Figure 2
LAND USE PLAN

VILLAGE CENTER

Tax Increment Financing Redevelopment Project

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

Barrington, IL

TRAP

2.24.00

2. Mixed Use (Retail/Office/Residential):

A defined and described in the Comprehensive Plan for the Village, this land use encompasses a substantial portion of the Village Center.

The Village Center's commercial core runs north and south along Hough Street as well as east and west along Main Street. Two-story buildings and small shops along these arteries and on Cook Street have established a semi-rural "Main Street" character for the area. A portion of the Village Center is located within the National Register Historic District.

The Village Center contains a variety of functions, including retail operations such as specialty and gift shops, a major supermarket, and a multitude of apparel, jewelry, home furnishings stores and restaurants. Automobile dealers and service stations continue to thrive in the Village Center and have become a destination for shoppers. Although there are several nationally known retailers, the small town character is well balanced by the large number of local businesses. A wide range of personal service businesses compliments the retail functions in offering the opportunity for the face to face exchange of goods and services. Similar and compatible uses will be encouraged.

The Village Center combines a diversity of elements and activity generators, which serve as community anchors. The Village Hall, Catlow Theater, Barrington Area Historical Society, Chamber of Commerce and Barrington Arts Council help to reinforce the identity of the Village Center. To balance the mix of uses, office space is available and encouraged, from a few hundred square feet in older historic buildings to large blocks of contemporary office space in new or completely renovated structures. Office uses generate daytime activity, which supports the retail base. This use should be developed as part of mixed-use developments on underutilized sites. Similar and compatible uses will be encouraged.

The central location of the train station provides many area residents the convenience of a commuter rail link to Chicago's Loop, as well as housing opportunities within walking distance.

B. DEVELOPMENT AND DESIGN OBJECTIVES

Listed below are specific development and design objectives which will assist the Village in directing and coordinating public improvements and activities with private investment in order to achieve the goals and objectives stated in the Redevelopment Plan.

The Development and Design Objectives are intended to help attract a variety of desirable uses such as new retail, service, office and residential development; foster a consistent and coordinated development pattern; and create an attractive urban identity for the Project Area.

a) Land Use

- Promote business retention and new development throughout the Project Area.
- Encourage investment, modernization, and expansion by providing for stable and predictable retail, service, office, and residential environments.

- Establish a pattern of land uses arranged in compatible groupings to increase efficiency of operation and economic relationships.
- Provide for an opportunity to incorporate a cultural center.
- Encourage land use arrangements which buffer adjacent residential neighborhoods from commercial area traffic and other impacts.
- Promote new activities and events within the Project Area which will enhance overall neighborhood identity and encourage people to frequent the commercial and open space areas.

b) Building and Site Development

- Where feasible, repair and rehabilitate existing buildings that are in poor condition.
- Where rehabilitation is not feasible, demolish deteriorated existing buildings to allow for new development.
- Encourage the redevelopment or intensification of marginal and underutilized properties.
- Encourage parcel consolidation in order to achieve sufficient land mass to permit efficient building design and unified off-street parking and service facilities.
- Locate building service and loading areas away from front entrances and major streets.
- Encourage parking, service, loading and support facilities which can be shared by multiple businesses.
- Encourage the relocation and/or undergrounding of overhead utilities.

c) Transportation, Parking and Infrastructure

- Provide safe and efficient vehicular and pedestrian circulation systems which enable adequate access to, and movement within the Project Area.
- Ensure that all retail, service, office, and residential developments and public facilities are served by an adequate supply of conveniently located parking.
- Encourage parking behind buildings if space is available.
- Promote shared parking through cooperative arrangements between businesses which would permit existing parking lots to be used by neighboring businesses during off-peak periods.
- Ensure that parking lots are attractively designed, adequately maintained and properly signed.
- Provide adequate screening and buffering around all new and existing parking areas.

- Upgrade public utilities, parking and infrastructure as required.
- Improve the street surface conditions, street lighting, and traffic signalization.

d) Urban Design

- Establish a Village Green as a public amenity to provide a gathering space for community activity.
- Encourage high-quality site and building design and construction.
- Ensure that the design of new buildings is compatible with the surrounding building context.
- Improve the design and appearance of commercial storefronts, including facade treatment, color, materials, awnings and canopies, and commercial signage.
- Improve the design of building rear entrances within the Project Area.
- Provide new pedestrian-scale lighting in areas with increased pedestrian activity.
- Enhance the appearance of the Project Area by establishing pedestrian connections and by landscaping the major street corridors to include street fixtures, planters, fencing and trees.
- Provide distinctive design features, including landscaping and signage, at the major entryways into the Project Area.
- Provide an overall system of signage that will establish visual continuity and promote a positive overall image for the Village's downtown area.
- Establish design guidelines for the downtown area.

e) Landscaping and Open Space

- Promote the use of landscaping to screen dumpsters, waste collection areas, and the perimeter of parking lots and other vehicular use areas.
- Use landscaping and attractive fencing to screen loading and service areas from public view.
- Ensure that all open spaces are designed, landscaped and lighted to achieve a high level of security.

C. REDEVELOPMENT IMPROVEMENTS AND ACTIVITIES

The Village proposes to achieve its redevelopment goals and objectives for the Project Area through public financing techniques including, but not limited to, tax increment financing, and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2. Property Assembly

The Village, or an agent for the Village, may acquire and assemble land for the purpose of redevelopment. Vacant or underutilized property may be acquired by purchase, exchange or long-term lease by private developers or the Village for the purpose of new development.

3. Relocation

In the event that active businesses or other occupants are displaced by the public acquisition of property, they may be relocated and may be provided with financial assistance and advisory services. Relocation services in conjunction with property acquisition will be provided in accordance with Village policy.

4. Redevelopment Agreements

The Village may enter into redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land, rehabilitation of buildings, construction of improvements or facilities, the provision of services or any other lawful purpose. Redevelopment agreements may contain terms and provisions which are more specific than the controls which guide this Redevelopment Plan.

5. Provision of Public Works or Improvements

The Village may provide public improvements and facilities that are necessary to service the Project Area in accordance with the Redevelopment Plan and the Comprehensive Plan. Public improvements and facilities may include, but are not limited to, the following:

a) Streets, Sidewalks, Utilities and Parking

It is anticipated that public infrastructure improvements will be necessary to adequately serve the Project Area and potential new development. These improvements may consist of undergrounding utilities, new sidewalks, landscaping treatments, parking lot construction, street reconstruction, traffic signalization, detention, electrical, and an irrigation system.

b) Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

c) Parks and Open Space

Improvements to existing or future parks, open spaces and public plazas may be provided for the use of the general public. These improvements include the construction of pedestrian walkways, stairways, lighting, landscaping and general beautification improvements.

d) Pedestrian and Vehicular connections

6. Building Rehabilitation and Facade Improvements

The Village will encourage the rehabilitation of buildings, both public and private, which includes upgrading commercial facades that are basically sound and/or historically significant, and are located so as not to impede the Redevelopment Project.

7. Interest Subsidies

Funds may be provided to redevelopers or developers for a portion of interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; and
- (b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper or developer with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make the payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) costs paid or incurred by a redeveloper or developer for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village pursuant to the Act.

D. REDEVELOPMENT PROJECT COSTS

Reviewed below are the various redevelopment expenditures which are eligible for reimbursement under the Act. Following this review is a list of estimated Project Costs which are deemed to be necessary to implement the Redevelopment Plan.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected;
- (2) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- (3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- (4) Costs of the construction of public works or improvements; except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (g) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- (5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (6) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

- (7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project;
- (8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- (9) Payment in lieu of taxes as defined in the Act;
- (10) Costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act (as cited in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code (as cited in the Act);
- (11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - (B) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - (D) the total of such interest payments incurred pursuant to the Act may not exceed 30 percent of the total: (i) costs paid or incurred by the redeveloper for such redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.

- (12) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- (13) None of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

If a special service area has been established pursuant to the Special Service Area Tax Act, [35 ILCS 235/0.01 *et. seq.*] then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Project Costs

A range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (1999 dollars) are summarized below and shown in Table 1, *Estimated Project Costs*. To the extent that municipal obligations have been issued to pay for such Project Costs prior to, and in anticipation of, the adoption of TIF, the Village shall be reimbursed from Incremental Property Taxes for such Project Costs.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

The estimate of Project Costs listed below excludes financing costs, including any interest expense or subsidy, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to the Project Costs listed below. Although all costs listed are eligible Redevelopment Project Costs, this listing does not obligate the Village to pay or reimburse such costs.

a) *Planning, Legal, Administrative and Other Fees* \$500,000

This includes expenditures for survey and study costs, legal services, administrative services, and other professional and service fees associated with implementing the Redevelopment Plan and providing a secure environment for private investment in accordance to the Act.

b) Property Assembly and Relocation

\$4,000,000

This expenditure provides for property acquisition, demolition and site preparation for Redevelopment Projects and the provision of public improvements.

c) Building Rehabilitation

\$1,000,000

This expenditure provides for the rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures.

d) Public Works, Parking and Utility Improvements

\$11,000,000

This expenditure provides for the construction or extension of water mains, sewers and stormwater detention improvements; street and sidewalk improvements; alley improvements; the construction or improvement of landscaping and buffers, streetscapes, street lighting, traffic signals, underground utilities including telephone and electricity, parking facilities, and general beautification improvements; and the construction or improvement of public parks and open space.

TABLE 1: ESTIMATED PROJECT COSTS

Planning, Legal, Administration, and Other Fees	\$ 500,000
Property Assembly	\$ 4,000,000 ⁽¹⁾
Building Rehabilitation	\$ 1,000,000 ⁽¹⁾
Public Works and Improvements	\$ 11,000,000
<hr/>	
TOTAL ESTIMATED PROJECT COSTS	\$ 16,500,000 ⁽²⁾

⁽¹⁾ *Property Assembly and Building Rehabilitation estimates reflect costs that may be incurred by the private sector.*

⁽²⁾ *Estimated Redevelopment Project Costs exclude financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs. While all of the foregoing costs are eligible redevelopment project costs per the Act, inclusion herein does not commit the Village to finance all these costs with TIF; moreover, the above costs are only estimates, and the Village reserves the right to re-allocate the costs among line items to the extent actual costs vary.*

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Project Costs and secure municipal obligations issued for such costs are to be derived principally from Incremental Taxes. Other sources of funds which may be used to pay for Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, and other legally permissible funds the municipality may deem appropriate. Also, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the Village may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may, in the future, be contiguous or separated by only a public right of way to other redevelopment project areas created under the Act. The Village may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right of way, and vice versa. The amount of revenue from the Project Area made available to support such contiguous redevelopment project areas or those separated only by a public right of way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan unless amended pursuant to the State Statute at a later date.

F. ISSUANCE OF OBLIGATIONS

The Village may issue obligations secured by Incremental Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the Project Area and Redevelopment Plan, such ultimate retirement date occurring in the year 2023. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be of a parity or senior/junior lien natures.

In addition to paying Project Costs, Incremental Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts within the Project Area in the manner provided by the Act.

G. VALUATION OF THE PROJECT AREA

1. Most Recent EAV of Properties in the Project Area

The most recent EAV of all taxable parcels in the Project Area is estimated to total \$26,903,717. The EAV total is based on 1998 assessed valuations for Lake County and Cook County and is subject to verification by the Lake County and Cook County Clerks. After verification, the final figures shall be certified by the County Clerks of Lake County and Cook County, Illinois. This certified amount shall become the Certified Initial EAV from which all Incremental Property Taxes will be calculated by the County. The 1998 EAV of the Project Area is summarized in Table 2, *1998 EAV By Tax Block*.

If the Certified Initial EAV changes between the date of this Redevelopment Plan and the date of the public hearing, the revised Certified Initial EAV will be incorporated into the final Redevelopment Plan.

2. Anticipated Equalized Assessed Valuation

By the year 2021 (Collection Year 2022) and following roadway and utility improvements, streetscaping, etc. and the substantial completion of potential Redevelopment Projects, the EAV of the Project Area is estimated to total approximately \$49,800,000. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) approximately 237,800 square feet of retail/office space, approximately 510 parking spaces within parking garages (270 of which will be tax-exempt), and approximately 32 condominium units and 12 "luxury" apartments will be constructed in the Project Area and occupied by 2003; 3) an estimated annual two percent inflation of EAV will be realized through 2021; 4) the five year average Lake County equalization factor for Cuba and Ela Townships of 1.0282 (tax years 1994 through 1998) is used in all years to calculate estimated EAV for the portion of the Project Area located within Lake County; and 5) the five year average State equalization factor for Cook County of 2.1436 (tax years 1994 through 1998) is used in all years to calculate estimated EAV for the portion of the Project Area located within Cook County.

Table 2. 1998 Equalized Assessed Valuation by Tax Block

Tax Block	1998 EAV
01-01-100	\$4,081,708
01-01-101	3,085,391
01-01-102	939,031
01-01-103	2,311,313
01-01-104	2,874,617
01-01-105	1,093,030
01-01-200	659,337
01-01-201	921,843
01-01-500	Exempt
01-02-202	142,653
01-02-203	418,127
13-35-408	925,872
13-36-300	Exempt
13-36-304	2,884,436
13-36-305	393,162
13-36-311	419,795
13-36-313	601,441
13-36-316	1,025,025
13-36-317	625,081
13-36-318	1,032,834
13-36-319	184,047
13-36-320	121,728
13-36-322	1,274,802
13-36-323	888,445
TOTAL	\$26,903,717

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in Section III of this Redevelopment Plan and in the *Eligibility Study* appended to this document, the Project Area as a whole is adversely impacted by the presence of numerous conservation factors which are reasonably distributed throughout the area.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. Conservation factors within the Project Area are widespread and represent major impediments to sound growth and development. The lack of private investment is evidenced by the following:

- Improved areas characterized by age, dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage, deleterious land-use and layout, depreciation of physical maintenance and an overall lack of community planning.
- Between the period from 1992 to 1998, 86 of the 226 non-tax exempt parcels within the Project Area, or 38.1 percent, increased in assessed value ("AV") at a rate lower than the Village wide average of 4.45 percent. The 86 tax parcels increased at an average annual rate of 1.6 percent.

Private investment and redevelopment has not occurred on a comprehensive and coordinated manner to eliminate the conservation factors and blighting influences that currently exist. The Project Area is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan, and the adoption of TIF.

VII. FINANCIAL IMPACT

Without the adoption of this Redevelopment Plan, and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of Village-sponsored redevelopment initiatives there is a prospect that blighting conditions will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. In the absence of Village-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive Redevelopment Program proposed to be undertaken by the Village to create an environment in which private investment can occur. The Redevelopment Program will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various Redevelopment Improvements and Activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in rehabilitation of buildings and new construction on a scale sufficient to eliminate deteriorating problem conditions and to return the area to a long-term sound condition.

The Redevelopment Program is expected to have both short- and long-term positive financial impacts on the taxing districts affected by the Redevelopment Plan. In the short-term, the Village's strategic use of TIF can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all Redevelopment Improvements and Activities, Redevelopment Projects and the payment of all Project Costs and municipal obligations, the taxing districts will benefit from an enhanced tax base which results from the increase in EAV caused by the Redevelopment Projects.

VIII. DEMAND ON TAXING DISTRICT SERVICES

The Redevelopment Plan provides for retail, service, office, residential, open space and public type development activity within the Project Area. The number and type of new development is not known at this time. It is anticipated that redevelopment projects implemented as part of the Redevelopment Project and Plan will not cause increased demand for services or capital improvements on most of the taxing districts.

Non-residential development (i.e., retail, service, office, public) should not cause increased demand for services or capital improvements on any of the taxing districts with overlapping jurisdictions. Residential development within the Project Area, if any, is anticipated to be limited and to consist solely of high-end condominium units which would be occupied by families without school-aged children.

Since the main thrust of this plan is on retail, service, and office redevelopment, increased demand for services or capital improvements to be provided by Unit School District 220 and Harper Community College District 512 are not expected or will be minimal.

Development of vacant land and replacement of vacant and underutilized buildings and sites with active and more intensive uses will result in additional demands on services and facilities provided by the Village of Barrington. It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the Village of Barrington.

It is possible that redevelopment may have an impact on any of the following taxing districts: Lake County; Cook County; Lake County Forest Preserve; Cook County Forest Preserve; Suburban TB Sanitarium; Cook County Consolidated Elections; Northwest Mosquito Abatement District; Cuba Township; Barrington Township; Barrington Area Park District; Village of Barrington; Barrington Public Library District; Harper Community College District #512; Unit School District 220; Special Tax District #1-VOB; and Village of Barrington Special Service Area #2. However, there does not appear to be any reasonable prospect of adverse financial impact or increased demand on the services of the affected tax districts at this time. Consequently, no programs are currently proposed.

IX. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that Village expenditures for Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Taxes by the Village.

X. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XI. AFFIRMATIVE ACTION

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Plan, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.

In order to implement this principle for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

EXHIBIT I:

VILLAGE OF BARRINGTON VILLAGE CENTER TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE VILLAGE CENTER TAX INCREMENT FINANCING

REDEVELOPMENT PROJECT AREA

Modified February 25, 2000

THAT PART OF SECTIONS 35 AND 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS AND THE NORTH HALF OF SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING IN COOK COUNTY, ILLINOIS AT THE POINT OF INTERSECTION OF THE CENTER LINE OF MAIN STREET (LAKE COOK ROAD) AND THE EASTERLY LINE OF THE 100 FOOT RIGHT OF WAY OF THE ELGIN, JOLIET & EASTERN RAILWAY; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF COOK COUNTY, ILLINOIS P.I.N. 01-02-202-033-0000; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF LAGESCHULTE STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 8 IN H.J. LAGESCHULTE SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 7 TO 3, ALL INCLUSIVE, IN SAID LAGESCHULTE SUBDIVISION TO THE NORTHWEST CORNER OF LOT 17 IN SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 17 TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 17; THENCE EAST ALONG SAID SOUTH LINE 56 FEET; THENCE NORTH 142 FEET TO THE NORTH LINE OF LOT 2, IN SAID LAGESCHULTE SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOTS 2 AND 1 TO THE WEST LINE OF DUNDEE AVENUE; THENCE SOUTH 137 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID LAGESCHULTE SUBDIVISION; THENCE EAST TO THE EAST LINE OF DUNDEE AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 1 IN COUNTY CLERK'S RESUBDIVISION OF LOTS 1 TO 8 OF ASSESSOR'S DIVISION IN THE NORTHWEST QUARTER OF SECTION 1 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE WEST LINE OF LOT 5 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE NORTH

ALONG SAID WEST LINE TO A POINT ON SAID WEST LINE 134 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 6 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6 AND SAID SOUTH LINE EXTENDED EAST TO THE EAST LINE OF LOT 9 IN COUNTY CLERK'S RESUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE 6 FEET TO THE SOUTHWEST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-008; THENCE EAST ALONG SOUTH LINE OF SAID P.I.N. 01-01-100-008 AND SAID SOUTH LINE EXTENDED EAST TO THE NORTHEAST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-072 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-009); THENCE SOUTH 38 FEET TO THE NORTHEAST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-092 (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-010); THENCE EAST 58.25 FEET TO THE NORTHEAST CORNER OF COOK COUNTY, ILLINOIS P.I.N. 01-01-100-092; THENCE SOUTH ALONG THE EAST LINE AND THE SAID EAST LINE EXTENDED SOUTH OF SAID COOK COUNTY, ILLINOIS P.I.N. 01-01-100-092 TO THE SOUTH LINE OF STATION STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 18 IN COUNTY CLERK'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG SAID WEST LINE 165 FEET; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 165 FEET OF SAID LOT 18, 66 FEET; THENCE NORTH 7.7 FEET; THENCE EAST 66 FEET; THENCE SOUTH 7.7 FEET TO THE NORTH LINE OF COOK COUNTY P.I.N. 01-01-100-101; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF COOK COUNTY P.I.N. 01-01-100-103; THENCE SOUTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTH TO THE SOUTH LINE OF LAKE STREET; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED ACROSS HOUGH, COOK AND GROVE STREETS TO THE EAST LINE OF GROVE STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHWESTERLY LINE OF RAILROAD STREET (ALSO KNOWN AS PARK AVENUE); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID SOUTHWESTERLY

LINE EXTENDED EASTERLY TO THE WEST LINE OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BARRINGTON TOWNSHIP, COOK COUNTY, ILLINOIS (SOMETIMES HEREINAFTER REFERRED TO AS "SECTION 1-42-9"); THENCE NORTH ALONG SAID WEST LINE OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SECTION 1-42-9 TO THE SOUTHEAST LINE OF LOT 19 IN THE VILLAGE OF BARRINGTON IN THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 1-42-9; THENCE NORTHWESTERLY 410 FEET MORE OR LESS ALONG SAID SOUTHERLY LINE OF LOT 19 TO THE EAST LINE OF THE WEST 60 FEET OF SAID LOT 19 IN THE VILLAGE OF BARRINGTON IN THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 1-42-9; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 60 FEET OF SAID LOT 19 TO THE SOUTH LINE OF COOK COUNTY P.I.N. 01-01-201-056; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID (BEING A POINT IN THE SOUTH LINE OF STATION STREET); THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 9 IN LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF LOT 8 OF SAID SUBDIVISION TO THE SOUTH LINE OF SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE EAST LINE OF THE WEST 132.82 FEET OF LOT 4 IN NIGHTINGALE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE SOUTH 22 FEET; THENCE EAST 50 FEET TO THE EAST LINE OF SAID LOT 4 IN NIGHTINGALE'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 24 IN GEORGE A. LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 AFORESAID; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST TO THE EASTERLY LINE OF NORTHWEST HIGHWAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND SAID EASTERLY LINE EXTENDED NORTHERLY INTO LAKE COUNTY, ILLINOIS TO THE NORTH

LINE OF MAIN STREET (LAKE COOK ROAD); THENCE WEST ALONG SAID NORTH LINE OF MAIN STREET (LAKE COOK ROAD) TO THE EAST RIGHT OF WAY LINE OF NORTH STREET (AVENUE); THENCE NORTH ON SAID EAST RIGHT OF WAY LINE 230 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-406-048; THENCE WEST ALONG THE NORTH LINE OF SAID LAKE COUNTY, ILLINOIS P.I.N. 13-36-406-048 EXTENDED WEST TO THE WEST LINE OF NORTH STREET (AVENUE); THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE, OF THE SOUTH HALF OF LOT 1 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON IN THE SOUTHWEST QUARTER OF AFORESAID SECTION 36 (ALSO BEING THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-013); THENCE WEST ALONG THE NORTH LINE OF SAID P.I.N. AND THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-011 AND 13-36-323-012 TO THE NORTHWEST CORNER OF SAID 13-36-323-011 (ALSO BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 2 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE SOUTH 16 FEET MORE OR LESS ALONG THE WEST LINE OF SAID 13-36-323-011 TO A NORTH LINE (BEING THE SOUTHERLY MOST NORTHERLY LINE OF LAKE COUNTY P.I.N. 13-36-323-015) OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-323-015; THENCE WESTERLY AND NORTHERLY ALONG NORTHERLY AND EASTERLY LINES OF LAST MENTIONED P.I.N. TO A LINE 100 FEET NORTH OF THE NORTH LINE OF MAIN STREET; THENCE WEST ALONG SAID LINE TO THE WEST LINE OF SAID LAKE COUNTY P.I.N. 13-36-323-015 (SAID WEST LINE ALSO BEING THE WEST LINE OF THE EAST 15 FEET OF LOT 4 IN BLOCK "A" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE SOUTH ALONG THE SAID WEST LINE OF SAID P.I.N. TO THE SOUTHWEST CORNER THEREOF (SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LAKE COUNTY P.I.N. 13-36-323-018); THENCE WEST 51.2 FEET MORE OR LESS ALONG THE SOUTH LINE OF SAID P.I.N. 13-36-323-018 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID P.I.N. 13-36-323-018, 100 FEET MORE OR LESS, (SAID WEST LINE ALSO BEING THE WEST LINE OF SAID LOT 4 IN BLOCK "A") TO THE AFORESAID LINE 100 FEET NORTH OF THE NORTH

LINE OF MAIN STREET; THENCE WEST ALONG SAID LINE TO THE EAST LINE OF ELA STREET; THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTH TO THE NORTH LINE OF CHESTNUT STREET; THENCE WEST ALONG THE SAID NORTH LINE AND SAID NORTH LINE EXTENDED TO THE EAST LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-320-009, AND LAKE COUNTY, ILLINOIS P.I.N. 13-36-320-008 (SAID EAST LINE ALSO BEING THE EAST LINE OF THE WEST 15 FEET OF LOT 4 IN BLOCK "E" IN THE VILLAGE OF BARRINGTON AFORESAID); THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTH TO THE NORTH LINE OF FRANKLIN STREET; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF COOK STREET; SAID EAST LINE ALSO BEING THE WEST LINE OF LOT 6 IN BLOCK "H" IN THE VILLAGE OF BARRINGTON AFORESAID; THENCE NORTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED NORTH TO THE NORTH LINE OF WASHINGTON STREET; THENCE WEST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED WEST TO THE EAST LINE OF HOUGH STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-006 (SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF LOT 2 IN ZIEGLER'S ADDITION IN THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID); THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF LAST MENTIONED P.I.N.; THENCE NORTH ALONG THE SAID EAST LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-006, LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-005, LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-004 AND LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-003 (BEING A LINE 207.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID) TO THE NORTH LINE OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-305-003 (SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 36); THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF HOUGH STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LAKE COUNTY P.I.N. 13-36-305-001 (SAID SOUTHWEST CORNER BEING A POINT 50 FEET, AS

MEASURED ALONG SAID EAST LINE OF HOUGH STREET, SOUTH OF THE SOUTHEASTERLY LINE OF JAMES STREET); THENCE EAST ALONG THE SOUTH LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEASTERLY LINE OF JAMES STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO A LINE 207.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO THE SOUTHEASTERLY LINE OF 150 FOOT RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY; THENCE EXTENDING SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE CENTER LINE OF HOUGH STREET; THENCE NORTH ALONG SAID CENTER LINE TO THE NORTHWESTERLY LINE, EXTENDED EASTERLY OF LAKE COUNTY, ILLINOIS P.I.N. 13-36-304-001; THENCE SOUTHWESTERLY ALONG SAID EXTENDED LINE, THE NORTHWESTERLY LINE OF LAST MENTIONED P.I.N. AND THE NORTHWESTERLY LINE OF LAKE COUNTY, ILLINOIS, P.I.N.S 13-36-304-002 AND 13-36-304-027 TO THE MOST WESTERLY CORNER OF SAID P.I.N. 13-36-304-027; THENCE EAST 43.35 FEET ALONG THE SOUTH LINE OF THE LAST MENTIONED P.I.N. TO THE SOUTHEASTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED ACROSS THE CHICAGO AND NORTHWESTERN RAILWAY (ALSO KNOWN AS UNION PACIFIC RAILROAD COMPANY) TO THE SOUTHWESTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHWESTERLY CORNER OF LOT 5 IN GARFIELD CENTER RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE CONTINUING ON SAID COURSE 40 FEET MORE OR LESS TO THE NORTH LINE OF APPLEBEE'S SUBDIVISION; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF HAGER'S SUBDIVISION NO. 2 OF LOT 3 OF COUNTY CLERK'S DIVISION IN AFORESAID SECTION 35 (SAID NORTHWESTERLY LINE ALSO BEING THE SOUTHEASTERLY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY) TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN LOTS 4, 5, 6A, 6B, 7, 8 AND 9 IN GARFIELD CENTER RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN LAKE AND COOK COUNTIES, ILLINOIS.

EXHIBIT II:

**VILLAGE OF BARRINGTON VILLAGE CENTER REDEVELOPMENT
PROJECT AREA TAX INCREMENT FINANCING ELIGIBILITY STUDY**

**VILLAGE OF BARRINGTON
VILLAGE CENTER
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA
ELIGIBILITY STUDY**

Village of Barrington, Illinois

This Eligibility Study is subject to review
and comment and may be revised
after comment and hearing

Prepared by
Trkla, Pettigrew, Allen & Payne, Inc.

December 3, 1999
Modified February 25, 2000

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EXECUTIVE SUMMARY

The purpose of this study is to determine whether all or parts of the Village Center Tax Increment Financing Redevelopment Project Area (the "Project Area") qualifies for designation as a "blighted area" or a "conservation area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

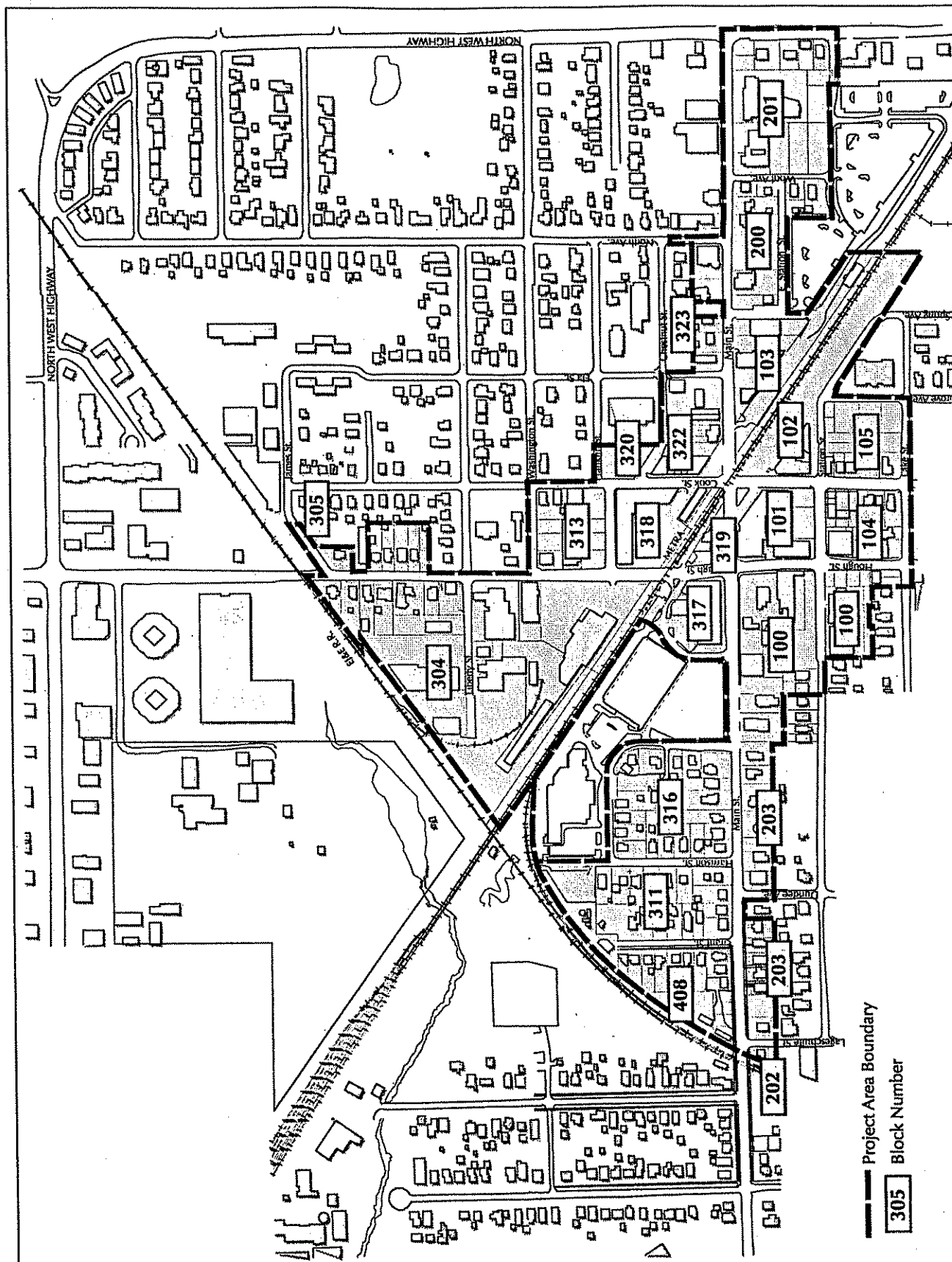
The findings presented in this study are based on surveys and analyses conducted by Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 98.0 acres generally bounded by the east line of the EJ&E Railroad on the west; State Street, Lake Street and Main Street frontage on the south; Northwest Highway, Cook Street and North Avenue on the east; and Main Street, Franklin Street, Washington Street, Liberty Street and the EJ&E Railroad on the north. The boundaries of the Project Area are shown on Figure 1, *Project Boundary Map*.

The Project Area consists of an improved area. The Project Area includes a mix of commercial, residential, public and semi-public activity along the blocks bisected by Main Street and Hough Street, the main east-west and north-south commercial streets through the downtown area.

The Project Area is characterized by a number of vacant and partially vacant buildings, incompatible land use relationships, obsolete platting and buildings, vacant and underutilized land, and deterioration of buildings and sites. These factors, in conjunction with the need to preserve the existing aesthetic and unique historic character in the downtown, as well as an overall need for development, prompted the Village of Barrington (the "Village") to undertake a study of the area. TPAP was engaged to assist the Village in the analysis of conditions in the Project Area in an effort to determine whether the Study Area qualifies for designation as a "conservation area" pursuant to the definitions contained in the Act.

This report, entitled the *Village of Barrington Village Center Tax Increment Financing Redevelopment Project Area Eligibility Study* (the "Eligibility Study") documents the conditions that exist and which may be sufficient to designate the approximately 98.0 acre Project Area as a redevelopment project. The Project Area is located in the center of the downtown business district around the north, east, south and west blocks fronting the main commercial streets (Main Street and Hough Street and extends west to the EJ&E Rail Line.

As set forth in the Act, "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50 percent or more of the structures in the area have an age of 35 years or more. Such an area is not yet



a blighted area, but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

While it may be concluded that the mere presence of three or more of the stated factors may be sufficient to make a finding as a conservation area, the evaluation described in this report was made on the basis that the conservation factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary.

On the basis of this approach, the Project Area is found to be eligible within the definition set forth in the Act.

Improved Area Factors - Conservation Area

Of the 168 structures located within the area, 153, or 91.1 percent, are 35 years of age or older. In addition to age, of the 14 other factors set forth in the Act, 9 are found to be present in the Project Area. Additionally:

- The conservation factors which are present are reasonably distributed throughout the Project Area.
- The entire Project Area is impacted by and shows the presence of conservation factors.
- The Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project activities and improvements.

The following conservation factors are found to be present in the Project Area

1. Dilapidation

Dilapidation as a factor is present to a major extent in two blocks and to a limited extent in three blocks and includes buildings in substandard (dilapidated) condition.

2. Obsolescence

Obsolescence as a factor is present to a major extent in nineteen blocks and includes obsolete buildings and obsolete platting.

3. Deterioration

Deterioration as a factor is present to a major extent in seven blocks and to a limited extent in fourteen blocks and includes deterioration of structures and site surfaces including parking, loading and service areas and streets.

4. Existence of Structures Below Minimum Code Standards

Existence of structures below minimum code standards as a factor is present to a major extent in two blocks and to a limited extent in six blocks, affecting all buildings with advanced defects which are below the Village's code standards for existing buildings and property maintenance.

5. Excessive Vacancies

Excessive vacancies as a factor is present to a major extent in twelve blocks and to a limited extent in two blocks and includes vacant buildings and vacant space within buildings.

6. Excessive Land Coverage

Excessive land coverage as a factor is present to a major extent in four blocks and to a limited extent in five blocks where buildings cover most or the entire parcel or contain parcels with multiple buildings resulting in inadequate provisions for proper parking, loading, service and storage.

7. Deleterious Land-Use or Layout

Deleterious land-use or layout is present to a major extent in five blocks and to a limited extent in nine and includes incompatible land use relationships and improper platting and layout.

8. Depreciation of Physical Maintenance

Depreciation of physical maintenance as a factor is present to a major extent in five blocks and to a limited extent in sixteen blocks. Contributing conditions include deferred maintenance and lack of maintenance of buildings, premises and parking areas and streets.

9. Lack of Community Planning

Lack of community planning as a factor is present to a major extent. The entire Project Area was developed in the early 1900s on a parcel-by-parcel basis without any guidelines for proper orientation of buildings and activity. Blocks contain parcels, including interior parcels, of limited size, irregular shape and depth for contemporary development in accordance with current day needs and standards, the existence of incompatible land-uses and the lack of reasonable development controls for building setbacks and off-street parking. Additionally, the Project Area developed before the Village prepared and adopted a comprehensive plan for the downtown area.

The conclusion of the consultants engaged by the Village is that the number, degree and distribution of conservation factors as documented in this Eligibility Study warrant designation of the Project Area as a "redevelopment project area" as set forth in the "Act."

The conclusions presented in this Eligibility Study are those of TPAP, who was retained by the Village to examine whether conservation and blighting conditions exist. The local governing body should review this Eligibility Study and related supporting data, and if satisfied with the methodologies and conclusions contained herein, may adopt the necessary ordinances approving the Redevelopment Plan, designating the Redevelopment Project Area and approving the use of tax increment financing. As part of the adoption of these ordinances, the Village should make this Eligibility Report as part of the public record.

BASIS FOR REDEVELOPMENT

The Illinois General Assembly made two key findings in adopting the Real Property Tax Increment Allocation Redevelopment Act:

1. That there exist in many municipalities within the State *blighted* and *conservation* areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project qualifies either as a "blighted area" or as a "conservation area" within the definitions for each set forth in the Act (Section 11-74.4-3, as amended). These definitions are paraphrased below:

A. Eligibility of a Conservation Area

Conservation areas are those areas which are rapidly deteriorating or declining and may soon become blighted areas if decline is not checked. Such areas are not yet blighted areas.

To qualify as a conservation area, it must be shown that 50 percent or more of the structures in the area have an age of 35 years or more and that there is a presence of a combination of 3 or more of the following 14 factors:

- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Abandonment
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning

While the Act defines a blighted area and a conservation area, respectively, it does not define the various factors for each, nor does it describe what constitutes presence or the extent of presence necessary to make a finding that a factor exists. Therefore, reasonable and defensible criteria should be developed to support each local finding that a factor exists and that an area qualifies as either a blighted area or as a conservation area. The following basic rules have been followed:

1. The minimum number of factors must be present and the presence of each must be documented;
2. Each factor to be claimed should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The effect of the factors should be reasonably distributed throughout the Project Area.

B. Eligibility of a Blighted Area

Improved Area

A blighted area may be either improved or vacant. If the area is improved (e.g., with industrial, commercial and residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following 14 factors:

- Age
- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate Utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning

Vacant Area

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

1. A combination of two or more of the following factors:
 - Obsolete platting of the vacant land;
 - Diversity of ownership of such land;
 - Tax and special assessment delinquencies on such land;
 - Flooding on all or part of such vacant land;
 - Deterioration of structures or site improvements in neighboring areas adjacent to the vacant area; or

2. The area immediately prior to becoming vacant qualified as a blighted improved area; or
3. The area consists of an unused quarry or unused quarries; or
4. The area consists of unused railyards, rail tracks or railroad right-of-way; or
5. The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years; or
6. The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites; or
7. The area is not less than 50 nor more than 100 acres and 75% of which is vacant, not withstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which the area meets at least one of the factors itemized in provision (1) of the subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

It is also important to note that the test of eligibility is based on the conditions of the Project Area as a whole; it is not required that eligibility be established for each and every property in the Project Area.

THE STUDY AREA

The Study Area consists of an area of approximately 98.0 acres, which includes 22 full and partial blocks comprising the commercial areas in the central portion of the Village. The Project Area is bounded by the east line of the EJ&E Railroad on the west; Station Street, Lake Street and Main Street frontage on the south; Northwest Highway, Cook Street and North Avenue on the east; and Main Street, Franklin Street, Washington Street, Liberty Street and the EJ&E Railroad on the north.

The Project Area contains a variety of activities including retail sales, commercial services, industrial-related uses, several auto dealerships, offices, public and semi-public uses. The area also contains residential properties, located within, behind, and around the perimeter of the commercial blocks, including many residential structures converted in whole or in part to accommodate commercial uses. The entire area is impacted by a variety of other characteristics. The Project Area contains numerous old residential buildings which, while many contribute to and form the basis for the historic and unique character of the downtown area, have also been converted to accommodate commercial activities for which these structures or sites were not originally designed.

Also within the Project Area is a large vacant industrial-site formerly used by a lumber yard with additional industrial buildings and activity inappropriately located in the central area of the Village. Another incompatible use is the oil company located along the rail line but accessible only through a local residential street. Many of the blocks also contain sites which are characterized by obsolescence, deterioration and irregular parcel arrangement, including small and narrow parcels of limited depth, and the Project Area is impacted by a significant number of vacancies, including vacant and partially vacant buildings.

Table 1 illustrates the distribution of acreage within the Project Area.

Table 1: Acreage Distribution

<u>Areas</u>	<u>Streets/Alleys</u>	<u>Rail Lines</u>	<u>Total Acres</u>
59.5	25.7	12.8	98.0

Figure 2, *Generalized Existing Land Use*, identifies generalized existing land uses within the Project Area. The existing generalized land use includes the following: residential, retail and services, office, industrial, public and semi-public uses, parking, and vacant lots.

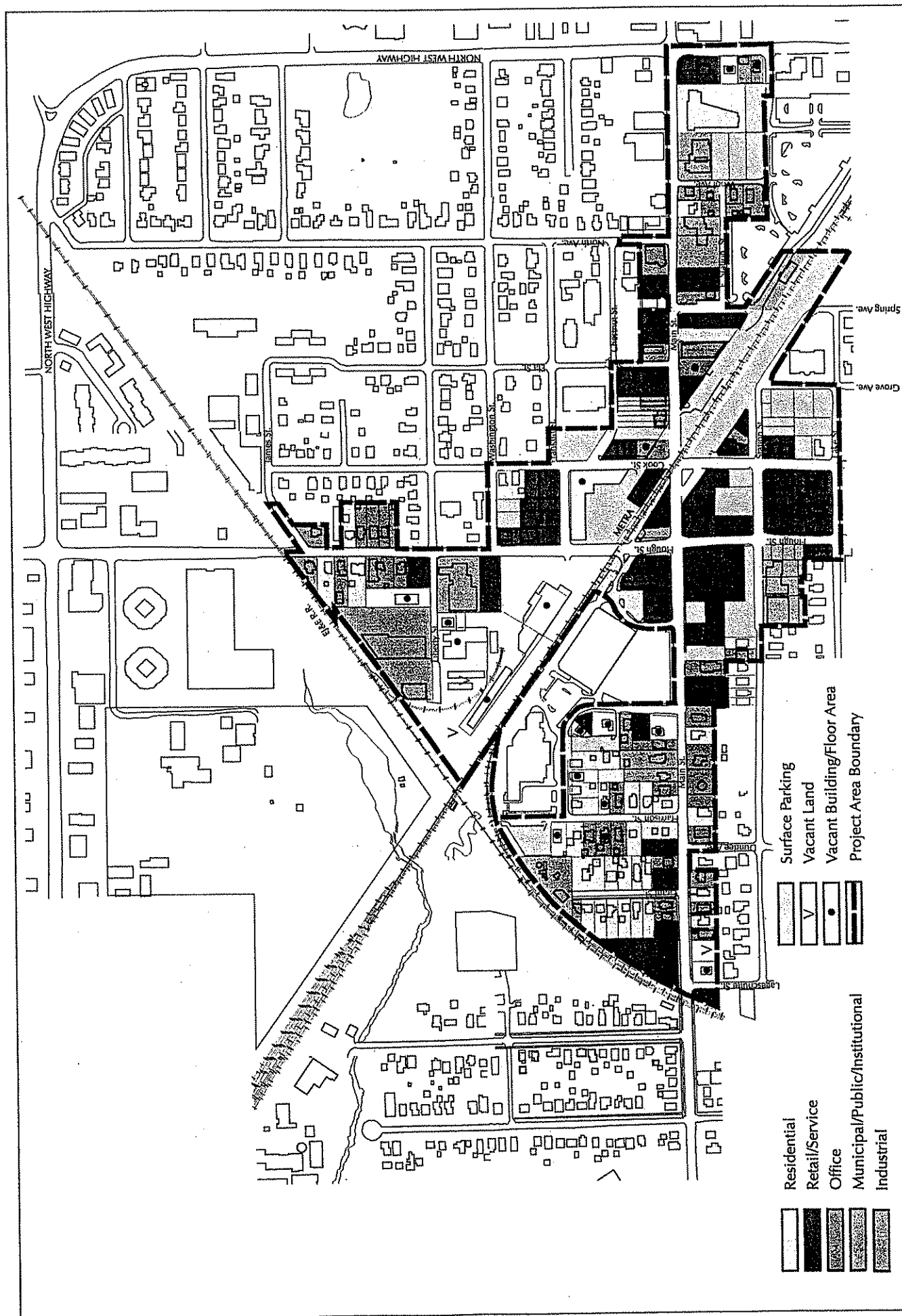


Figure 2
EXISTING LAND USE

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was completed to determine whether any of the factors are present, and if so, to what extent and in what locations. Based on existing conditions in the Project Area, each of the conservation factors listed in the Act were considered. Surveys and analyses included:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Comparison of surveyed buildings to property maintenance and other codes of the Village;
6. Analysis of original and current platting, air photos and building size and layout;
7. Analysis of vacant sites; and
8. Review of previously prepared plans, studies and data.

A. Building Condition Analysis

In May and July 1999, TPAP documented conditions based on an exterior survey of all buildings and premises. Noted during the inspection were structural deficiencies of individual buildings and related environmental deficiencies in the Project Area. Each of these conditions and structural assessments were recorded on survey forms. Summarized below is the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. Figure 3, *Exterior Survey Form*, illustrates the building condition survey form used to record building conditions.

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major or critical defects. Building components examined were of two types:

-- Primary Structural.

These include the basic elements of any building: foundation walls, load bearing walls and columns, roof and roof structure.

-- Secondary Components.

These are components generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, and gutters and downspouts.

-- Criteria for Classifying Defects for Building Components.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

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2. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

-- Sound.

Building components which contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

-- Deficient - Requiring Minor Repair.

Building components which contain minor defects (loose or missing material or holes and cracks over a limited area) which may or may not be corrected through the course of normal maintenance but could be significant depending on the size of the building or number of buildings in a large complex.

Buildings with minor defects clearly indicate a lack of or a reduced level of maintenance. Minor defects have limited effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants of either average size residences or smaller commercial buildings. Minor defects are not considered in rating a building as structurally substandard.

-- Deficient - Requiring Major Repair.

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components or significant upgrading of larger buildings or complexes of buildings by people skilled in the building and maintenance trades.

-- Critical.

Building components which contain major defects so extensive that building is classified as substandard (dilapidated) and the cost of and degree of repair would be excessive or unfeasible. Examples of such major defects are bowing, sagging, or settling to any or all exterior component causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area.

3. Final Building Rating

After completion of the exterior and interior building condition survey, each individual building was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

-- Sound.

Sound buildings kept in a standard condition, presently requiring no maintenance. Buildings so classified have less than one minor defect.

-- Deficient.

Deficient buildings contain defects which collectively are either not easily correctable through normal maintenance or require contracted skills to accomplish the level of improvements as

part of maintenance or correction of defects. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

-- Minor.

Buildings classified as minor deficient require minor repairs, i.e., the buildings have at least one minor defect, beyond normal maintenance, in one of the primary components or in the combined secondary components but contain less than one major defect.

-- Major.

Buildings classified as major deficient require major repairs, i.e., the buildings have at least one major defect in either one of the primary components or in the combined secondary components, but contain less than one critical defect.

-- Substandard.

Structurally substandard buildings contain defects which are so serious and so extensive that the building must be removed. Buildings classified as structurally substandard have two or more major defects on any of the primary or secondary components.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Act; substandard buildings are the same as dilapidated buildings. The words building and structure are presumed to be interchangeable.

B. Presence of Conservation Factors

Summarized below are the conclusions of the surveys and analyses completed for each conservation factor based on existing conditions within the Project Area. The conclusions indicate whether the factor is found to be present within the Project Area, and the relative extent to which the factor is present. A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses which would indicate its presence. A factor noted as "present to a limited extent" indicates that the factor is present, but the distribution or impact of the factor is limited. Finally, a factor noted as "present to a major extent" indicates that the factor is present throughout major portions of the Project Area, and that the presence of such conditions has a major adverse impact or influence on adjacent and nearby development.

Age

Age is a primary and prerequisite factor in determining an area's qualification for designation as a "conservation area." Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems are a function of time, temperature and moisture, structures which are 35 years or older typically exhibit more problems than more recently constructed buildings.

Buildings meeting the age factor are reasonably distributed throughout all of the blocks comprising the improved portion of the Project Area. Many of the buildings date from before and during the 1870's to early 1900's. Of the 168 buildings, 153, or 91.1 percent, are 35 years of age or older.

Blocks in which 50% or more of the buildings are 35 years of age or older are indicated as characterized by the presence of age to a major extent. Blocks in which less than 50% of the buildings are 35 years of age are indicated as characterized by the presence of age to a limited extent.

Conclusion

Age as a prerequisite factor is present to a major extent within the Project Area.

The distribution of *Age* as a prerequisite factor is summarized in Table 3: *Distribution of Conservation Factors* and illustrated in Figure 4: *Summary of Conservation Factors*.

1. Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings and improvements. This is reflected in the Webster's New Collegiate Dictionary, which defines "dilapidate," and "dilapidation" as follows:

- Dilapidate, "...to become or cause to become partially ruined and in need for repairs, as through neglect."
- Dilapidated, "...falling to pieces or into disrepair; broken down; shabby and neglected."
- Dilapidation, "...a dilapidating or becoming dilapidated; a dilapidated condition."

The condition of all buildings was determined based on findings of an exterior survey of each building within the Project Area, as described earlier in this Eligibility Study.

Conclusion

Six of the 168 buildings are in substandard (dilapidated) condition. Blocks in which 10% or more of the buildings are dilapidated (substandard) are indicated as characterized by the presence of dilapidation to a major extent. Blocks in which less than 10% of the buildings are dilapidated are indicated as characterized by the presence of dilapidation to a limited extent.

The results of the analysis indicate that the factor of dilapidation is present to a major extent in two blocks and to a limited extent in three blocks.

2. Obsolescence

Webster's New Collegiate Dictionary defines "obsolescence" as "being out of use; obsolete." "Obsolete" is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in a proposed redevelopment project area. In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

- Functional Obsolescence.

Structures historically have been built for specific uses or purposes. The design, location, height and space arrangement are intended for a specific occupancy at a given time. Buildings become obsolescent when they contain characteristics or deficiencies which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of a building on site, etc., which detracts from the overall usefulness or desirability of a property.

- Economic Obsolescence.

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings which contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence. The following factors of obsolescence are found to be present.

Obsolete Building Types

Obsolete buildings contain characteristics or deficiencies which limit their long-term sound use or re-use. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Obsolescence is present in 79 of the 168 buildings or 47.0 percent of all buildings. These buildings include small commercial buildings of limited construction, width and design or long term utility, single-family residential buildings converted to accommodate commercial uses or additional dwelling units. Of the 168 buildings, 56, or 33.3 percent, are residential buildings converted to offices, retail or service, public use or contain additional dwellings from original single family structures.

Obsolete Platting

Obsolete platting is present throughout the Project Area, which includes large irregular parcels including interior parcels with limited or lack of interior access along Liberty Street in the industrial area and small narrow parcels with limited width and depth and parcels with excessive depth in residential blocks. The blocks with obsolete platting lack proper provisions for building set back,

off street parking, loading and storage and are a deterrent for future expansion of existing or future development.

Conclusion

Blocks in which 20% or more of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a major extent. Blocks in which less than 20% of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a limited extent.

The results of the analysis indicate that obsolescence is present to a major extent in nineteen blocks within the improved portion of the Project Area.

3. Deterioration

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of paint, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, interior walls, ceilings, stairs etc.), and defects in primary building components (e.g., foundations, frames, roofs, floors, load bearing walls or building systems etc.), respectively.
- All buildings and site improvements classified as dilapidated are also deteriorated.

Within the Project Area, deterioration is highlighted as follows:

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Of the total 168 buildings and related structures, 69, or 41.1 percent, including dilapidated buildings, are classified as deteriorating. As noted in the following summary, building and structure deterioration exists in all but one block containing buildings within the Project Area. Table 2, *Summary of Building Conditions*, summarizes the condition of all structures.

Table 2: Summary of Building Conditions

Block	Total Structures	No. Sound	Minor Deficient	Major Deficient	Substand. (Dilap.)	Percent Deteriorated
100	24	17	4	1	2	29%
101	8	2	6	-	-	75%
102	7	3	4	-	-	57%
103	5	3	2	-	-	40%
104	9	5	4	-	-	44%
105	4	1	3	-	-	75%
200	6	4	2	-	-	33%
201	8	6	2	-	-	25%
202	1	1	-	-	-	0%
203	6	4	2	-	-	33%
304	16	10	3	2	1	38%
305	5	4	1	-	-	20%
311	8	5	2	-	1	38%
313	4	1	2	-	1	75%
316	18	11	6	-	1	39%
317	4	1	3	-	-	75%
318	3	1	2	-	-	67%
319	3	-	3	-	-	100%
320	-	-	-	-	-	0%
322	5	2	2	1	-	100%
323	5	3	2	-	-	40%
408	19	15	3	1	-	21%
Total	168	99	58	5	6	
Percent	100.0%	58.9%	34.5%	3.0%	3.6%	41.1%

Exterior Survey

The conditions of the buildings within the Project Area were determined based on observable components and the degree and distribution of minor and major defects. Of the total 168 buildings:

- 99 buildings were classified as structurally sound;
- 58 buildings were classified as minor deficient (deteriorating);
- 5 buildings were classified as major deficient (deteriorating); and
- 6 buildings were classified as substandard (deteriorated).

Deterioration of Parking and Site Surface Areas

Field surveys were conducted to identify the condition of parking and surface storage areas. Throughout the Project Area, nine sites in eight blocks, contain gravel parking surface areas or deteriorated asphalt with pot holes and weed growth. The gravel areas contain depressions, pot holes, and debris including overgrowth of weeds.

Deterioration of Streets

Deterioration of street pavement include most of Main Street, from the E, J & E Rail Line to Northwest Highway; Station Street, from Hough Street to Grove Street; Cook Street, from Station Street to Main Street; and Chestnut Street, from Cook Street to Ela Street.

Conclusion

Blocks in which 20% or more of the buildings or site improvements are indicated as characterized by deterioration and, provided that at least 10% of all buildings are deteriorating to a major deficient level, indicate the presence of deterioration to a major extent. Blocks in which less than 20% of the buildings or sites show the presence of deterioration and less than 10% of all buildings are deteriorating to a major deficient level, indicate that deterioration is present to a limited extent.

Deterioration is present to a major extent in seven blocks and to a limited extent in fourteen blocks.

4. Illegal Use of Individual Structures

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

A review of the Village's Zoning Ordinance indicates that while several uses do not comply to the zoning specified for the properties on which these are located, they are permitted by special use and are not considered illegal activities.

Conclusion

The results of the analysis indicate that the factor of illegal uses of individual structures is not found to be present throughout the Project Area.

5. Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, fire, property maintenance or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy, to be safe for occupancy against fire and similar hazards, and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which threaten health and safety.

Of the 168 structures in the Project Area, 11 contain visible defects over major portions of the various components, including advanced defects which are below the current building and property maintenance code for existing buildings.

Conclusion

Blocks in which 20% or more of the buildings contain advanced defects are indicated as characterized by the presence of structures below minimum code standards to a major extent. Blocks in which less than 20% of the buildings are below minimum code standards are considered to have the factor present to a limited extent.

The results of the analysis, based on exterior surveys, indicate that the factor of structures below minimum code standards is present to a major extent in two blocks and to a limited extent in six blocks.

6. Abandonment

Webster's New Collegiate Dictionary defines "abandon" as "to give up with the intent of never again claiming one's rights or interest", or "to give over or surrender completely; to desert."

Conclusion

The result of the analysis indicate that the factor of abandonment is not found to be present within the Project Area.

7. Excessive Vacancies

Excessive vacancies refer to the presence of buildings which are unoccupied or unutilized and which represent an adverse influence on the area because of the frequency, or the duration of vacancies. Excessive vacancies include properties which evidence no apparent effort directed toward their occupancy or utilization. Excessive vacancies are highlighted as follows:

Vacancies are present throughout most blocks in the Project Area and include vacant buildings in the large triangular block along Liberty Street, west of Hough Street, vacant space in ground and upper floors of commercial buildings and vacant residential buildings.

Conclusion

Blocks in which 20% or more of the buildings are partially or totally vacant are indicated as characterized by the presence of excessive vacancies to a major extent. Blocks with less than 20% of the buildings partially or totally vacant are characterized by the presence of excessive vacancies to a limited extent.

Excessive vacancies as a factor is present to a major extent in twelve blocks and to a limited extent in two blocks.

8. Overcrowding of Structures and Community Facilities

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings originally designed for a specific use and later converted to accommodate a more intensive use of activities without adequate provision for minimum floor area requirements, privacy, ingress and egress, loading, services, and capacity of building systems, etc.

Conclusion

Overcrowding of structures and community facilities has not been documented as part of the surveys and analyses undertaken within the Project Area.

9. Lack of Ventilation, Light, or Sanitary Facilities

Lack of ventilation, light, or sanitary facilities refer to substandard conditions which adversely affect the health and welfare of building occupants, *e.g.*, residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include: Adequate mechanical ventilation for air circulation in spaces/rooms without windows, *i.e.*, bathrooms, and dust, odor or smoke producing activity areas; adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes with operable sections to provide the required amounts of ventilation based on the ratios of room size to window areas; and adequate sanitary facilities, *i.e.*, garbage storage/enclosure, bathroom facilities, hot water, and kitchens.

Conclusion

While several buildings indicated limited or a lack of windows on exterior walls, the exterior surveys could not determine that a lack of ventilation, light or sanitary facilities was present sufficiently to document the presence of this factor within the Project Area.

10. Inadequate Utilities

Inadequate utilities refer to deficiencies in the capacity or condition of infrastructure which services a property or area, including but not limited to, storm drainage, water supply, sanitary sewers, gas and electric lines.

Conclusion

No conditions of inadequate utilities have been documented or analyzed as part of the surveys and analysis undertaken within the Project Area.

11. Excessive Land Coverage

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety. The resulting inadequate conditions include such factors as insufficient provision for natural light and air, and increased threat of spread of fires due to close

proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, resulting in sharing parking with adjacent properties and inadequate provision for loading, service and storage.

Excessive land coverage includes parcels with multiple buildings or parcels where buildings occupy most or all of the lot on which they are located.

Conclusion

Blocks in which 20% or more of the sites or land area is impacted by excessive land coverage are indicated as characterized by the presence of excessive land coverage to a major extent. Blocks in which less than 20% of the sites or land area indicates excessive land coverage are indicated as characterized by the presence of excessive land coverage to a limited extent.

The factor of excessive land coverage is present to a major extent in four blocks and to a limited extent in five blocks.

12. Deleterious Land-Use or Layout

Deleterious land-uses include all instances of incompatible land-use relationships, single-purpose buildings converted with possible additions to accommodate other activity, or occupied by inappropriate mixed-uses; or uses which may be considered noxious, offensive, or environmentally unsuitable.

Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings.

Incompatible uses

An incompatible mix of residential properties and residential buildings converted to commercial uses are located along several blocks. Commercial uses, such as the oil company, electrical contractor and the garden shop at the rail line and Main Street are located in block which are predominantly residential blocks.

Improper layout of parcels and buildings

Throughout the Project Area, parcels vary in size and shape and include parcels of limited size and width and parcels of excessive depth or are located on the interior of blocks and are land-locked. Many of these lots require sharing of parking and access.

Conclusion

Blocks in which 20% or more of all properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a major extent. Blocks in which less than 20% of the properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a limited extent.

Deleterious land-use or layout is present to a major extent in five blocks and to a limited extent in nine blocks.

13. Depreciation of Physical Maintenance

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of the buildings, parking areas and public improvements, including alleys, walks, and streets.

The presence of this factor within the Project Area includes:

- Buildings. Seventy buildings suffer from deterioration and deferred maintenance of windows, doors, downspouts and gutters, porches and steps, exterior walls, roofs, and fascias.
- Surface Parking Areas. In addition to the deferred maintenance of buildings with deterioration, ten areas contain unkempt gravel parking areas or deteriorating asphalt surfaces with pot holes and depressions, weeds and debris.
- Streets. Pavement conditions along Main, Chestnut, Station and Cook Streets, south of the Metra Rail Line are poor and have not been maintained.

Conclusion

Blocks in which 40% or more of the buildings, premises or sites exhibits depreciation of physical maintenance are indicated as characterized by the presence of depreciation of physical maintenance to a major extent. Blocks in which less than 40% of the buildings, premises or sites exhibit depreciation of physical maintenance are characterized by the presence of depreciation of physical maintenance to a limited extent

The results of the survey and analyses of depreciation of physical maintenance of the Project Area indicate that this factor exists to a major extent in five blocks and to a limited extent in sixteen blocks.

14. Lack of Community Planning

As evidenced by the mix of residential uses and commercial and office uses within converted residential structures, and the variety of buildings in age, design, size and layout, the area was originally developed without the benefit of proper guidelines and planning. Except for limited new development, the platting of blocks and placement of buildings occurred on a parcel by parcel basis, much of it around the turn of the century and prior to the development of plans for the area. The Village has recently been very proactive in creating a vision for the Village Center by preparing the August 1999 Village Center Master Plan. However, while this 1999 Master Plan provides an overall vision for the area, the Project Area developed before the Village of Barrington prepared and adopted a comprehensive plan for the Village Center.

Conclusion

Lack of community planning as a factor is present to a major extent throughout the Project Area.

ELIGIBILITY CONCLUSIONS

The Project Area meets the requirements of the Act for designation as a "conservation area." Fifty percent or more of the structures in the area have an age of 35 years or older. Specifically, 153 of the 168 buildings, or 91.1 percent are 35 years or older. There is a reasonable presence and distribution of 9 of the 14 factors listed in the Act. These include:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Structures below minimum code standards
5. Excessive vacancies
6. Excessive land coverage
7. Deleterious land-use or layout
8. Depreciation of physical maintenance
9. Lack of community planning

The distribution and summary of conservation factors are indicated in Table 3, *Distribution of Conservation Factors* and illustrated in Figure 4, *Summary of Conservation Factors*.

The determination of this Eligibility Study finds that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. The presence of conservation and blighting factors indicate that the Project Area has not been subject to sound growth and development through investment by private enterprise, and will not likely be developed without public action.

Table 3: Distribution of Conservation Factors

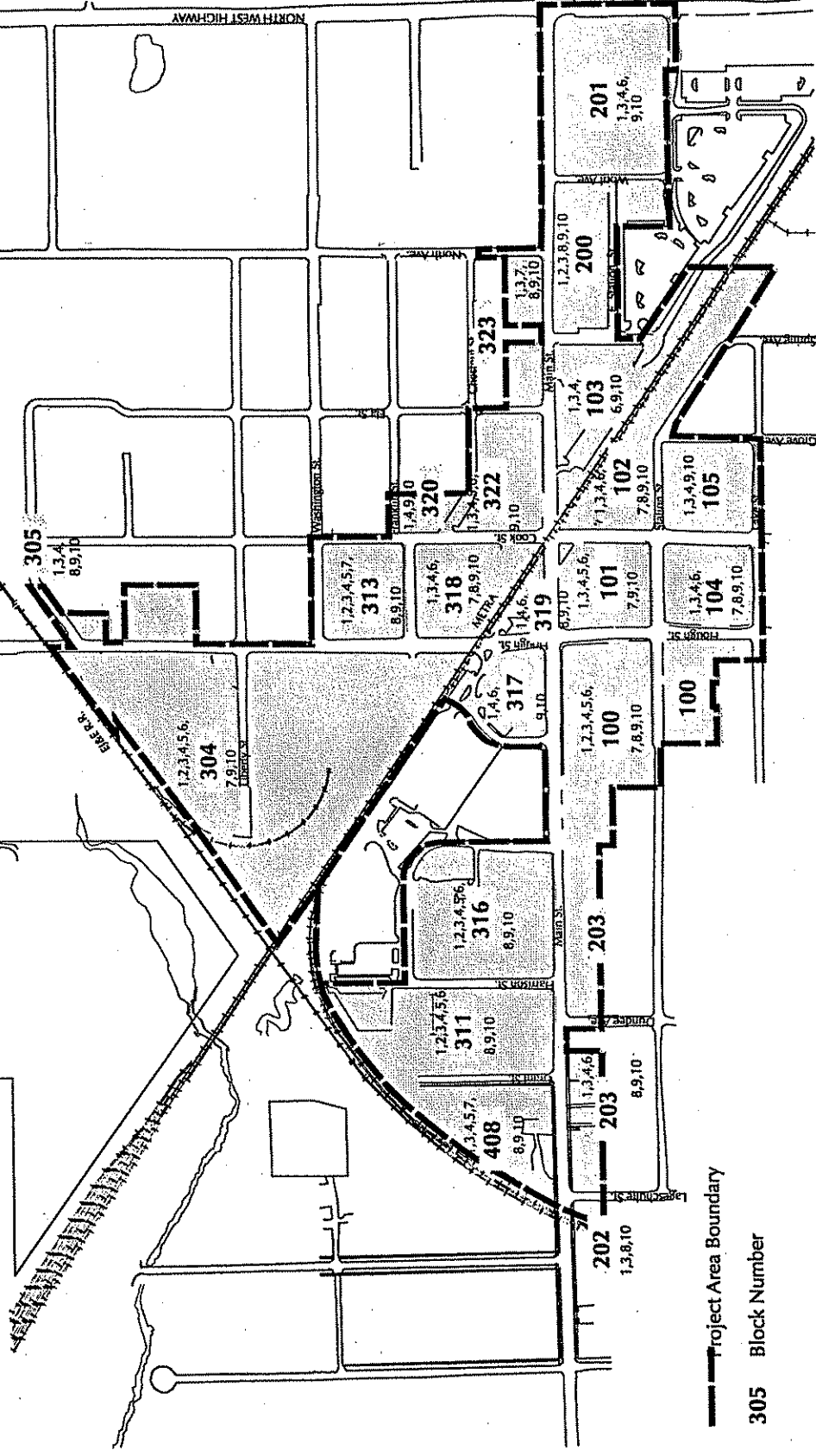
Conservation Factors		BLOCK NUMBERS											
		100	101	102	103	104	105	200	201	202	203	304	305
Age		■	■	■	■	■	■	■	■	■	■	■	■
<u>Other Factors</u>													
1	Dilapidation	□										□	
2	Obsolescence	■	■	■	■	■	■	■	■	■	■	■	■
3	Deterioration	■	□	□	□	□	□	□	□		□	■	□
4	Illegal use of individual structures												
5	Structures below minimum code	□	□									□	
6	Abandonment												
7	Excessive vacancies	□	■	■	■	■			■		□	■	
8	Overcrowding of structures and community facilities												
9	Lack of ventilation, light or sanitary facilities												
10	Inadequate utilities												
11	Excessive land coverage	□	□	■		■						□	
12	Deleterious land-use or layout	□		■		□		□		□	□		□
13	Depreciation of physical maintenance	■	□	□	□	□	□	□	□		□	■	□
14	Lack of community planning	■	■	■	■	■	■	■	■	■	■	■	■
Not present or not examined													
Continued													
□	Present to a limited extent												
■	Present to a major extent												

Table 3. Distribution of Conservation Factors (Cont.'d)

Conservation Factors		BLOCK NUMBERS									
		311	313	316	317	318	319	320	322	323	408
	Age	■	■	■	■	■	■	■	■	■	■
	<u>Other Factors</u>										
1	Dilapidation	■	■	□							
2	Obsolescence	■	■	■		■			■	■	■
3	Deterioration	■	■	■	□	□	□	□	■	□	■
4	Illegal use of individual structures										
5	Structures below minimum code	□	■	□					■		□
6	Abandonment										
7	Excessive vacancies	■		■	■	■	■		■		
8	Overcrowding of structures and community facilities										
9	Lack of ventilation, light or sanitary facilities										
10	Inadequate utilities										
11	Excessive land coverage		■			■				□	□
12	Deleterious land-use or layout	□	■	□		■	■			□	■
13	Depreciation of physical maintenance	■	■	□	□	□	□	□	■	□	□
14	Lack of community planning	■	■	■	■	■	■	■	■	■	■
	Not present or not examined										
	□ Present to a limited extent										
	■ Present to a major extent										

Conservation Factors

1. Age
2. Dilapidation
3. Obsolescence
4. Deterioration
5. Structure Below Minim Code Standards
6. Excessive Vacancies
7. Excessive Land Coverage
8. Deleterious Land Use or Layout
9. Depreciation of Physical Maintenance
10. Lack of Community Planning



Project Area Boundary
305 Block Number

Figure 4
SUMMARY OF CONSERVATION FACTORS

MINUTES of a regular public meeting of the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, held at 1301 Grove Avenue, Suite 200, Barrington, Illinois, in said Village at 8 o'clock P.M., on the 28th day of February, 2000.

The President called the meeting to order and directed the Village Clerk to call the roll.

Upon roll call, the following answered present: President Ronald M. Hamelberg, and Trustees David Schmidt, Jerry Conners, Timothy Dunn, Karen Darch, Daniel Frommeyer and Donn Branstrator.

Prior to any discussion regarding this Ordinance, Trustees Schmidt, Conners and Frommeyer recused themselves due to conflicts of interest as a result of having an economic interest in properties within the Village Center, and were not in attendance at the time at which the roll call vote was taken.

President Hamelberg presented and the Economic Development Director explained an ordinance, which modifies the boundaries of the Redevelopment Project Area that was previously approved by the Village Board of Trustees by Ordinance No. 00-2849, which was in words and figures before the President and Board of Trustees as follows:

ORDINANCE NO. 00-2852: APPROVING THE VILLAGE CENTER TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA, AS MODIFIED.

Trustee Darch moved and Trustee Branstrator seconded a motion that said Ordinance as presented be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted. President Hamelberg directed that the roll be called for a vote upon the motion to adopt the Ordinance as presented.

Trustees Schmidt, Conners and Frommeyer, having previously recused themselves, were not in attendance at the meeting when this Ordinance was considered and when the roll call vote was taken.

Upon the roll being called, the following Trustees voted AYE: Trustee Dunn, Trustee Darch, Trustee Branstrator, and President Hamelberg

The following Trustees voted NAY: None

The following Trustee ABSTAINED: None

Whereupon the President declared the motion carried and the Ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting. Upon motion duly made, seconded and carried, the meeting was adjourned.


Village Clerk

